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As I see

THE CHANGES IN SELLING PRICES OF RESIDENCES, 1942-1952

IN the last 10 years a typical six-room frame house, not over 1 year old, has increased in selling price in the average city of the United States by approximately 143%. Over the 10-year period the percentage increase has been almost exactly the same whether the house was located in the central city of a metropolitan area or whether it was located in the suburbs. This has been disclosed by a survey we have just completed, to bring up to date the similar studies made in 1942, 1946, 1948 and 1950.

In conducting these surveys we sent a questionnaire to the tax assessor and to at least 15 prominent real estate operators and mortgage lenders in each of 160 cities. The questionnaire described the standard six-room frame house which we have used for our construction cost studies back to 1913. In those cities where this house is not ordinarily built according to the specifications we have given, the specifications were generally changed by those giving us the information for their communities. For instance, in certain sections of the South this house would be built without a basement and without a regular furnace. A floor heater would probably be substituted in some regions. In a few communities the lot size was not typical and had to be modified.

This study is based on 144 cities from which adequate replies have been received. For each city, figures have been compiled for the city proper and for the homes beyond the city limits of the central city. In this outer area it was necessary to average many satellite communities into a single set of figures.

As will be seen from the questionnaire reprinted on the following page, the information asked for was as follows:

1. The value of a lot 50 feet x 125 feet, suitable for the standard house, near transportation and schools, on a 40-foot street with concrete or comparable paving, cement sidewalks and curbs.

2. The selling price of a house (not over 1 year old) and lot of this type.

3. The monthly rental.

4. Assessments and taxes.

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1952 RESIDENTIAL TAX SURVEY

THIS IS THE HOUSE

THESE ARE THE SPECIFICATIONS

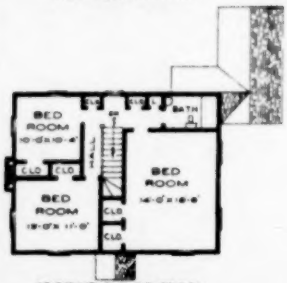
This six-room colonial frame residence has been selected as similar buildings have been erected in most parts of the United States. The house proper has a cubic content of 23,792 cubic feet and the attached garage an additional 1575 cubic feet, or a total cubic content of 25,367 cubic feet.

In brief, the plans and specifications call for concrete foundations, concrete basement and garage floors; concrete slabs for front and rear stoops; frame exterior walls with 3/4 inch x 10 inch redwood siding, with stucco gable ends; three coat plaster walls; oak flooring; pine B & B trim; 1-3/8 inch six-panel #1 pine doors; tile wainscot and floors in bathroom and lavatory; two kitchen cabinets; 266 lbs. asphalt shingle roof with copper gutters and downspouts; modern bathroom fixtures; hot water heat; modern electrical installation; insulation in exterior walls and second floor ceiling.

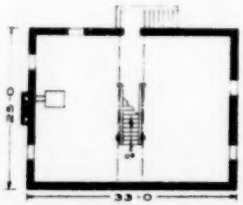
Throughout good average quality material and workmanship have been used.

THESE ARE THE FLOOR PLANS

FIRST FLOOR PLAN



SECOND FLOOR PLAN



BASEMENT PLAN

THESE ARE THE QUESTIONS

	Within City Limits	Beyond City Limits
What would a lot, 50x125, suitable for this house and near transportation and schools, sell for on a 40 foot street with concrete or comparable paving, cement sidewalks and curbs?	$	$
What would this lot and house, not over one year old, sell for in your community?	$	$
What would this property rent for?	$	$
How much do you estimate this house and lot would be assessed for tax purposes in your community?	$	$
How much would the taxes amount to if house were tenant occupied?	$	$
How much would the taxes amount to if house were owner occupied?	$	$

NAME OF CITY _____

(Sign) _____

In compiling the results we have given separate figures on taxes for owner occupancy and tenant occupancy for those cities in which some form of homestead tax exemption exists.

All replies for each city were averaged with the exception of an occasional answer which was badly out of line with all of the other replies received. Throwing out these erratic answers made it impossible for any individual to affect the final result.

It is realized that in some cities the averages obviously indicate that the persons filling out the questionnaire did not have the same conception of the house we pictured and described as did those in other communities. As a rule, however, in most cities the opinions of the various persons who answered our questionnaire were not too badly at variance. On the whole it seems to us that the replies we have tabulated here are fairly reasonable.

LOT VALUE

There have been many theories among real estate men regarding the proper relationship between the cost of the ground and the cost of the building. This study would show that until 1948 the value of the lot as a percentage of the total selling price of the property declined in the central city from 13.4% in 1942 to 9.9% in 1948. It then started a slow increase, constituting 11.1% in 1950 and 11.3% in 1952. In the suburban areas, lot values in relationship to total sale prices were lower. In 1942, the average lot ran 10.1% of the total selling price. This gradually declined, until in 1948 it was 7.4%. Since then it has been rising, until at the present time it is 8.5%.

SELLING PRICE

In April 1952 the average selling price in the 144 cities covered by our survey for the typical six-room frame house (not over 1 year old) was $19,407. This was an increase of 143.4% over the $7,973 average price in 1942, and an increase of approximately 16.7% above the $16,630 selling price in 1950. In the suburbs on the average the price was slightly lower in all five surveys than it was within the city limits. With the single exception of the year 1948, the values in the suburban areas ran from 93 to 94% of the values in the central city.

MONTHLY RENT

The average monthly rent reported in the 144 cities in April 1952 was $135 within the city limits, 101.5% above the 1942 figure, and 9.8% above the 1950 figure. In the suburban areas, the average rent at the present time is $120 per month, which is 93.5% higher than the 1942 figure and 9.1% higher than the 1950 figure. It should be remembered in studying this table that these figures were asked for on buildings not more than 1 year old, and most of these buildings would not be under rent control.

(cont. on page 250)

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

AKRON, OHIO

	1942	1946	1948	1950	1952
Value of lot - City	$ 725	$ 1,190	$ 1,050	$ 1,300	$ 1,500
Ditto - Suburbs	425	750	667	917	1,250
Value of house & lot - City	7,750	15,750	17,000	15,250	21,000
Ditto - Suburbs	8,000	13,000	16,000	14,500	21,000
Monthly rent - City	75	90	117	94	130
Ditto - Suburbs	65	78	90	92	127
Taxes, owner occupied - City	120	188	215	211	175
Ditto - Suburbs	73	103	170	160	125
Taxes, tenant occupied - City	120	188	215	211	175
Ditto - Suburbs	73	103	170	160	125
Value ? times monthly rent	103	175	145	162	162
Ditto - Suburbs	123	192	178	156	153
Annual rent as % of value	11.6%	6.9%	8.3%	7.4%	7.4%
Ditto - Suburbs	9.8%	8.2%	6.8%	7.6%	7.6%

ALBANY, N.Y.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,087	$ 1,250	$ 2,000	$ 1,667	$ 2,000
Ditto - Suburbs	525	700	1,500	1,167	1,000
Value of house & lot - City	8,000	15,000	15,000	16,833	20,000
Ditto - Suburbs	7,000	13,500	15,000	16,167	18,000
Monthly rent - City	68	125	150	150	150
Ditto - Suburbs	61	83	150	137	133
Taxes, owner occupied - City	201	308	380	448	600
Ditto - Suburbs	163	220	250	360	400
Taxes, tenant occupied - City	201	308	380	448	600
Ditto - Suburbs	163	220	250	360	400
Value ? times monthly rent	118	120	100	112	133
Ditto - Suburbs	115	143	100	85	135
Annual rent as % of value	10.2%	10.0%	12.0%	10.7%	9.0%
Ditto - Suburbs	10.9%	8.3%	12.0%	10.2%	8.9%

ALLENTOWN, PA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,416	$ 1,825	$ 1,750	$ 1,560	$ 1,500
Ditto - Suburbs	716	1,021	813	900	1,000
Value of house & lot - City	8,333	12,900	17,500	17,125	21,000
Ditto - Suburbs	7,333	11,375	16,167	16,167	17,500
Monthly rent - City	50	75	145	123	150
Ditto - Suburbs	50	65	113	115	150
Taxes, owner occupied - City	184	190	337	187	378
Ditto - Suburbs	108	116	221	134	225
Taxes, tenant occupied - City	184	198	337	187	378
Ditto - Suburbs	108	118	221	134	225
Value ? times monthly rent	141	167	121	130	140
Ditto - Suburbs	147	175	143	141	117
Annual rent as % of value	8.5%	7.2%	9.9%	8.6%	8.6%
Ditto - Suburbs	8.2%	6.9%	9.4%	9.5%	10.3%

ALTOONA, PA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 980	$ 980	$ 1,750	$ 1,240	$ 1,100
Ditto - Suburbs	500	530	1,100	800	900
Value of house & lot - City	6,375	10,217	15,750	14,400	16,500
Ditto - Suburbs	5,375	9,417	13,000	13,240	15,250
Monthly rent - City	53	72	88	83	88
Ditto - Suburbs	46	85	88	88	88
Taxes, owner occupied - City	122	218	260	242	262
Ditto - Suburbs	110	171	220	146	212
Taxes, tenant occupied - City	122	218	260	242	262
Ditto - Suburbs	110	171	220	146	212
Value ? times monthly rent	120	142	179	156	168
Ditto - Suburbs	117	145	148	150	173
Annual rent as % of value	10.0%	8.5%	6.7%	7.8%	6.6%
Ditto - Suburbs	10.3%	8.3%	8.1%	8.0%	6.9%

ANN ARBOR, MICH.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,200	$ 1,383	$ 1,617	$ 2,167	$ 2,500
Ditto - Suburbs	1,000	758	960	1,517	2,000
Value of house & lot - City	10,500	16,583	18,679	20,343	23,000
Ditto - Suburbs	8,875	14,417	17,900	18,750	22,500
Monthly rent - City	75	95	130	125	135
Ditto - Suburbs	72	84	120	100	125
Taxes, owner occupied - City	150	179	221	232	272
Ditto - Suburbs	37	42	120	141	142
Taxes, tenant occupied - City	150	179	221	232	272
Ditto - Suburbs	37	42	120	141	142
Value ? times monthly rent	140	175	144	163	170
Ditto - Suburbs	123	172	149	188	180
Annual rent as % of value	8.6%	6.9%	8.4%	7.4%	7.0%
Ditto - Suburbs	9.7%	7.0%	8.0%	6.4%	6.7%

ATLANTA, GA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,166	$ 1,300	$ 1,500	$ 1,500	$ 2,000
Ditto - Suburbs	1,050	1,250	2,000	1,000	1,500
Value of house & lot - City	7,750	15,400	18,500	13,500	15,500
Ditto - Suburbs	7,833	15,600	18,500	13,750	15,000
Monthly rent - City	69	79	150	112	109
Ditto - Suburbs	69	76	150	112	85
Taxes, owner occupied - City	134	175	175	171	180
Ditto - Suburbs	86	148	129	151	150
Taxes, tenant occupied - City	160	201	223	225	288
Ditto - Suburbs	126	184	197	234	213
Value ? times monthly rent	112	195	123	121	155
Ditto - Suburbs	113	205	123	123	170
Annual rent as % of value	10.7%	6.2%	9.7%	10.0%	7.7%
Ditto - Suburbs	10.6%	5.9%	9.7%	9.8%	8.8%

ATLANTIC CITY, N.J.

	1942	1946	1948	1950	1952
Value of lot - City				$ 3,000	$ 3,500
Ditto - Suburbs	$ 1,125			1,000	1,250
Value of house & lot - City				16,167	17,000
Ditto - Suburbs	5,250			16,000	14,750
Monthly rent - City				125	125
Ditto - Suburbs	45			100	100
Taxes, owner occupied - City				350	325
Ditto - Suburbs	245			210	230
Taxes, tenant occupied - City				350	325
Ditto - Suburbs	245			210	230
Value ? times monthly rent				145	136
Ditto - Suburbs	113			160	147
Annual rent as % of value				8.3%	8.8%
Ditto - Suburbs	10.6%			7.5%	8.1%

AUGUSTA, GA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 716	$ 1,267	$ 1,750	$ 1,500	$ 2,000
Ditto - Suburbs	433	633	1,000	850	1,500
Value of house & lot - City	7,116	12,000	15,500	15,300	21,125
Ditto - Suburbs	6,750	11,667	14,500	14,450	18,750
Monthly rent - City	55	92	100	105	130
Ditto - Suburbs	50	83	100	98	125
Taxes, owner occupied - City	156	141	166	228	192
Ditto - Suburbs	47	88	81	85	70
Taxes, tenant occupied - City	212	160	229	316	262
Ditto - Suburbs	103	125	124	155	140
Value ? times monthly rent	129	141	155	146	162
Ditto - Suburbs	135	141	145	151	150
Annual rent as % of value	9.3%	8.5%	7.7%	8.2%	7.4%
Ditto - Suburbs	8.9%	8.6%	8.3%	8.0%	8.0%

AUSTIN, TEX.

	1942	1946	1948	1950	1952
Value of lot - City	$ 965	$ 1,770	$ 1,500	$ 2,500	$ 1,625
Ditto - Suburbs		965	1,250	1,333	1,250
Value of house & lot - City	7,595	19,370	18,167	19,750	18,250
Ditto - Suburbs		19,667	15,500	17,833	16,250
Monthly rent - City	72	133	125	133	113
Ditto - Suburbs		100	98	100	100
Taxes, owner occupied - City	98	226	223	222	197
Ditto - Suburbs		75	71	42	33
Taxes, tenant occupied - City	118	242	229	233	225
Ditto - Suburbs		83	78	47	52
Value ? times monthly rent	105	148	145	148	162
Ditto - Suburbs		197	158	178	162
Annual rent as % of value	11.5%	8.2%	8.3%	8.1%	7.4%
Ditto - Suburbs		6.1%	7.6%	6.7%	7.4%

BALTIMORE, MD.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,350	$ 1,583	$ 2,000	$ 2,000	$ 2,250
Ditto - Suburbs	1,050	1,125	1,325	1,500	2,000
Value of house & lot - City	9,166	14,125	16,000	15,560	20,000
Ditto - Suburbs	7,416	14,125	17,000	14,940	20,000
Monthly rent - City	82	99	135	140	125
Ditto - Suburbs	78	99	122	115	125
Taxes, owner occupied - City	200	258	350	300	340
Ditto - Suburbs	99	122	175	164	198
Taxes, tenant occupied - City	200	256	350	300	340
Ditto - Suburbs	99	122	175	164	198
Value ? times monthly rent	100	143	133	111	160
Ditto - Suburbs	95	143	139	130	160
Annual rent as % of value	12.1%	8.4%	9.0%	10.8%	7.5%
Ditto - Suburbs	12.6%	8.4%	8.6%	9.2%	7.5%

BEAUMONT, TEX.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,000	$ 1,700	$ 2,500	$ 1,833	$ 2,250
Ditto - Suburbs	866	750	800	600	1,350
Value of house & lot - City	5,416	13,756	17,750	18,667	21,250
Ditto - Suburbs	5,250	10,875	15,500	19,750	19,000
Monthly rent - City	50	90	125	125	125
Ditto - Suburbs	47	67	115	100	90
Taxes, owner occupied - City		270	229	275	220
Ditto - Suburbs		72	80	150	140
Taxes, tenant occupied - City		347	307	275	240
Ditto - Suburbs		115	132	150	170
Value ? times monthly rent	92	153	142	157	170
Ditto - Suburbs	112	162	135	198	211
Annual rent as % of value	13.1%	7.9%	8.5%	7.6%	7.1%
Ditto - Suburbs	10.7%	7.4%	8.9%	8.1%	5.7%

BETHLEHEM, PA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 825	$ 1,017	$ 1,900	$ 908	$ 1,200
Ditto - Suburbs	600	233	683	388	750
Value of house & lot - City	8,783	10,838	14,750	14,625	18,500
Ditto - Suburbs	8,250	10,250	13,500	13,825	17,000
Monthly rent - City	73	96	119	101	126
Ditto - Suburbs	64	85	114	91	95
Taxes, owner occupied - City	137	210	168	220	238
Ditto - Suburbs	102	98	100	101	200
Taxes, tenant occupied - City	137	210	168	220	238
Ditto - Suburbs	102	98	100	101	200
Value ? times monthly rent	120	112	124	148	148
Ditto - Suburbs	129	121	118	150	179
Annual rent as % of value	10.0%	10.7%	9.7%	8.2%	8.1%
Ditto - Suburbs	9.3%	9.9%	10.1%	8.0%	6.7%

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

BIRMINGHAM, ALA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 800	$ 1,479	$ 1,500	$ 1,350	$ 1,500
Ditto - Suburbs	650	1,281	1,325	1,200	1,200
Value of house & lot - City	6,850	12,250	14,875	14,700	17,500
Ditto - Suburbs	6,712	12,917	16,967	15,500	17,500
Monthly rent - City	58	84	96	105	100
Ditto - Suburbs	59	80	100	113	110
Taxes, owner occupied - City	114	146	138	158	150
Ditto - Suburbs	67	105	101	99	109
Taxes, tenant occupied - City	128	157	144	160	150
Ditto - Suburbs	80	115	109	115	115
Value ? times monthly rent	118	146	155	140	175
Ditto - Suburbs	114	161	170	137	159
Annual rent as % of value	10.2%	8.2%	7.7%	8.6%	6.9%
Ditto - Suburbs	10.5%	7.4%	7.1%	8.7%	7.5%

BOSTON, MASS.

	1942	1946	1948	1950	1952
Value of lot - City	$ 866	$ 1,100	$ 1,900	$ 2,267	$ 2,000
Ditto - Suburbs	750	1,125	1,000	1,333	1,500
Value of house & lot - City	7,666	10,000	17,500	16,167	18,000
Ditto - Suburbs	7,566	10,750	16,250	14,167	20,000
Monthly rent - City	70	78	118	112	140
Ditto - Suburbs	70	75	88	100	130
Taxes, owner occupied - City	297	280	450	511	600
Ditto - Suburbs	210	195	400	337	460
Taxes, tenant occupied - City	297	280	450	511	600
Ditto - Suburbs	210	195	400	337	460
Value ? times monthly rent	110	128	148	144	129
Ditto - Suburbs	108	143	185	142	154
Annual rent as % of value	11.0%	9.4%	8.1%	8.3%	9.3%
Ditto - Suburbs	11.1%	8.4%	6.5%	8.5%	7.8%

BRIDGEPORT, CONN.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,200	$ 1,190	$ 1,000	$ 1,175	$ 1,500
Ditto - Suburbs	800	1,160	750	988	1,000
Value of house & lot - City	9,083	14,000	16,000	16,188	19,000
Ditto - Suburbs	9,000	14,340	17,000	18,250	19,250
Monthly rent - City	85	111	125	119	150
Ditto - Suburbs	77	110	125	110	137
Taxes, owner occupied - City	214	250	220	273	320
Ditto - Suburbs	142	202	150	235	263
Taxes, tenant occupied - City	214	250	220	273	320
Ditto - Suburbs	142	202	150	235	263
Value ? times monthly rent	107	126	128	136	127
Ditto - Suburbs	117	130	136	148	141
Annual rent as % of value	11.2%	9.5%	9.4%	8.8%	9.5%
Ditto - Suburbs	10.3%	9.2%	8.8%	8.1%	8.9%

BUFFALO, N.Y.

	1942	1946	1948	1950	195x
Value of lot - City	$ 912	$ 1,685	$ 1,350	$ 1,800	$ 2,250
Ditto - Suburbs	650	1,252	1,100	1,850	2,000
Value of house & lot - City	8,500	13,607	15,595	14,375	21,500
Ditto - Suburbs	8,170	13,548	15,495	14,500	21,250
Monthly rent - City	74	85	100	116	150
Ditto - Suburbs	74	88	100	123	150
Taxes, owner occupied - City	308	370	556	379	442
Ditto - Suburbs	199	243	324	268	325
Taxes, tenant occupied - City	308	379	556	379	442
Ditto - Suburbs	199	243	324	268	325
Value ? times monthly rent	115	161	156	124	143
Ditto - Suburbs	110	154	158	118	143
Annual rent as % of value	10.5%	7.5%	7.7%	9.7%	8.4%
Ditto - Suburbs	10.9%	7.6%	7.7%	10.2%	8.5%

CAMBRIDGE, MASS.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,650	$ 2,775	$ 2,167	$ 1,500	$ 2,250
Ditto - Suburbs		2,367	1,000	1,150	1,500
Value of house & lot - City	8,000	14,300	16,667	15,750	19,000
Ditto - Suburbs		13,833	15,000	14,000	17,000
Monthly rent - City	75	101	133	144	150
Ditto - Suburbs		90	108	108	125
Taxes, owner occupied - City	249	403	435	450	550
Ditto - Suburbs		327	420	357	450
Taxes, tenant occupied - City	249	403	435	450	550
Ditto - Suburbs		327	420	357	450
Value ? times monthly rent	107	142	125	100	127
Ditto - Suburbs		134	130	132	138
Annual rent as % of value	11.3%	8.3%	9.6%	11.0%	9.5%
Ditto - Suburbs		7.8%	8.6%	9.1%	8.8%

CAMDEN, N.J.

	1942	1946	1948	1950	1952
Value of lot - City	$ 625	$ 950	$ 1,375	$ 775	$ 1,000
Ditto - Suburbs	666	950	1,375	1,150	1,500
Value of house & lot - City	6,916	9,700	13,750	13,000	15,500
Ditto - Suburbs	7,750	10,750	13,625	13,500	18,000
Monthly rent - City	65	78	76	88	100
Ditto - Suburbs	63	88	94	113	125
Taxes, owner occupied - City	230	238	234	233	300
Ditto - Suburbs	164	189	191	216	266
Taxes, tenant occupied - City	230	238	234	233	300
Ditto - Suburbs	164	189	191	216	266
Value ? times monthly rent	107	124	181	148	129
Ditto - Suburbs	123	122	145	119	144
Annual rent as % of value	11.3%	9.7%	6.6%	8.1%	7.7%
Ditto - Suburbs	9.5%	9.8%	8.3%	10.0%	8.3%

CANTON, OHIO

	1942	1946	1948	1950	1952
Value of lot - City	$ 900	$ 1,133	$ 1,620	$ 1,488	$ 1,800
Ditto - Suburbs	780	967	1,284	1,100	1,550
Value of house & lot - City	8,900	14,000	17,562	16,250	18,750
Ditto - Suburbs	8,850	13,583	17,000	16,000	18,250
Monthly rent - City	75	87	125	125	130
Ditto - Suburbs	68	84	115	110	120
Taxes, owner occupied - City	106	127	204	213	170
Ditto - Suburbs	75	84	151	148	129
Taxes, tenant occupied - City	106	127	204	213	170
Ditto - Suburbs	75	84	151	148	129
Value ? times monthly rent	119	101	140	130	144
Ditto - Suburbs	130	162	148	134	152
Annual rent as % of value	10.1%	7.5%	8.5%	9.2%	8.3%
Ditto - Suburbs	9.2%	7.4%	8.1%	8.9%	7.9%

CEDAR RAPIDS, IOWA

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,283	$ 1,696	$ 1,969	$ 1,700	$ 2,000
Ditto - Suburbs					
Value of house & lot - City	10,333	14,786	16,562	20,000	22,500
Ditto - Suburbs					
Monthly rent - City	68	78	131	113	150
Ditto - Suburbs					
Taxes, owner occupied - City	133	125	297	177	293
Ditto - Suburbs					
Taxes, tenant occupied - City	196	162	188	230	385
Ditto - Suburbs					
Value ? times monthly rent	152	189	142	177	150
Ditto - Suburbs					
Annual rent as % of value	7.9%	6.3%	8.5%	6.8%	8.0%
Ditto - Suburbs					

CHARLESTON, W. VA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,875	$ 3,000	$ 1,600	$ 2,550	$ 3,250
Ditto - Suburbs	1,250	1,438	1,017	1,025	2,000
Value of house & lot - City	8,000	17,000	15,925	16,000	19,500
Ditto - Suburbs	8,250	14,250	15,000	14,125	18,250
Monthly rent - City	65	94	125	114	125
Ditto - Suburbs	60	74	125	93	100
Taxes, owner occupied - City	55	93	133	93	64
Ditto - Suburbs	44	65	80	68	33
Taxes, tenant occupied - City	109	186	136	186	125
Ditto - Suburbs	68	132	84	136	67
Value ? times monthly rent	123	181	127	140	156
Ditto - Suburbs	138	193	120	152	162
Annual rent as % of value	9.6%	6.6%	9.4%	8.6%	7.7%
Ditto - Suburbs	8.7%	8.2%	10.0%	7.9%	7.4%

CHATTANOOGA, TENN.

	1942	1946	1948	1950	1952
Value of lot - City	$ 750	$ 900	$ 1,213	$ 1,712	$ 2,500
Ditto - Suburbs	466	863	888	1,000	2,000
Value of house & lot - City	7,833	12,688	14,375	14,562	20,000
Ditto - Suburbs	8,916	13,125	14,000	13,312	16,000
Monthly rent - City	60	79	113	108	100
Ditto - Suburbs	53	73	100	96	80
Taxes, owner occupied - City	208	269	346	268	438
Ditto - Suburbs	103	141	253	118	430
Taxes, tenant occupied - City	208	269	346	268	438
Ditto - Suburbs	103	141	253	118	430
Value ? times monthly rent	131	160	127	135	200
Ditto - Suburbs	131	160	140	140	200
Annual rent as % of value	9.2%	7.5%	9.4%	8.9%	6.0%
Ditto - Suburbs	9.2%	8.7%	8.6%	8.6%	8.0%

CHICAGO, ILL.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,812	$ 2,517	$ 2,800	$ 2,150	$ 3,750
Ditto - Suburbs	1,300	2,308	2,267	1,779	3,750
Value of house & lot - City	10,062	15,875	17,500	19,600	26,500
Ditto - Suburbs	9,250	16,625	17,000	19,300	23,750
Monthly rent - City	76	98	130	150	237
Ditto - Suburbs	75	108	125	154	175
Taxes, owner occupied - City	215	270	280	360	372
Ditto - Suburbs	160	216	205	327	250
Taxes, tenant occupied - City	215	270	280	360	372
Ditto - Suburbs	160	216	205	327	250
Value ? times monthly rent	132	162	135	131	112
Ditto - Suburbs	123	154	136	125	136
Annual rent as % of value	9.1%	7.4%	8.9%	9.2%	10.7%
Ditto - Suburbs	9.7%	7.8%	8.8%	9.6%	8.8%

CINCINNATI, OHIO

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,460	$ 2,167	$ 2,675	$ 3,125	$ 3,000
Ditto - Suburbs	1,241	1,383	1,950	2,436	2,500
Value of house & lot - City	9,150	15,625	17,900	17,063	20,000
Ditto - Suburbs	8,025	14,875	17,250	15,813	19,000
Monthly rent - City	64	98	148	125	150
Ditto - Suburbs	57	84	137	110	135
Taxes, owner occupied - City	139	157	245	222	313
Ditto - Suburbs	81	111	178	153	297
Taxes, tenant occupied - City	139	157	245	222	313
Ditto - Suburbs	81	111	178	153	297
Value ? times monthly rent	143	160	123	137	133
Ditto - Suburbs	141	171	710	144	141
Annual rent as % of value	8.4%	7.5%	9.8%	8.8%	9.0%
Ditto - Suburbs	8.8%	7.0%	10.9%	8.3%	8.5%

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

CLEVELAND, OHIO

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,080	$ 1,650	$ 2,500	$ 1,750	$ 2,150
Ditto - Suburbs	916	1,550	2,250	1,650	1,750
Value of house & lot - City	9,033	14,500	22,000	17,750	25,250
Ditto - Suburbs	6,916	14,562	22,000	18,500	23,000
Monthly rent - City	80	100	175	125	175
Ditto - Suburbs	75	110	150	125	165
Taxes, owner occupied - City	203	273	385	263	337
Ditto - Suburbs	156	256	275	243	275
Taxes, tenant occupied - City	203	273	385	263	337
Ditto - Suburbs	156	256	275	243	275
Value ? times monthly rent	113	134	126	142	144
Ditto - Suburbs	119	132	147	148	139
Annual rent as % of value	10.6%	8.0%	9.5%	8.5%	8.3%
Ditto - Suburbs	10.1%	9.1%	8.2%	8.1%	8.6%

COLUMBIA, S.C

	1942	1946	1948	1950	1952
	$ 1,125	$ 1,367	$ 1,375	$ 2,000	$ 2,200
	800	967	875	1,625	1,800
	7,250	13,333	17,250	18,750	18,000
	6,500	12,667	17,000	17,750	17,500
	63	93	113	118	125
	56	90	105	105	100
	119	130	134	163	200
	74	72	65	75	200
	119	130	134	163	200
	74	72	65	75	200
	115	143	153	150	144
	112	141	162	169	175
	10.4%	8.4%	7.9%	7.0%	8.3%
	10.7%	8.5%	7.4%	7.1%	8.3%

COLUMBUS, OHIO

	1942	1946	1948	1950	1952
	$ 825	$ 1,342	$ 1,500	$ 1,630	$ 2,300
		710	1,066	1,175	1,875
	8,750	14,300	17,979	17,855	22,750
		12,940	16,500	16,630	21,000
	70	101	138	128	150
		94	125	111	125
	93	120	150	157	194
		75	119	117	167
	93	120	150	157	194
		75	119	117	167
	125	144	128	130	152
		150	132	150	168
	9.0%	8.4%	9.4%	8.6%	7.9%
		8.0%	9.1%	8.0%	7.1%

DALLAS, TEX.

	1942	1946	1948	1950	1952
	$ 975	$ 1,563	$ 2,000	$ 2,250	$ 2,000
	700	1,125	1,000	2,000	1,200
	6,000	15,000	13,625	17,000	18,000
	5,750	14,500	14,500	16,500	17,500
	58	100	150	150	135
	48	93	125	150	125
		187	163	240	175
		89	88	106	80
		206	186	278	200
		87	80	128	75
	107	150	109	113	135
	120	156	116	103	140
	11.2%	8.0%	11.7%	10.6%	9.0%
	10.0%	7.7%	10.3%	11.6%	8.6%

DAVENPORT, IOWA

	1942	1946	1948	1950	1952
Value of lot - City	$ 880	$ 1,256	$ 1,908	$ 1,694	$ 2,500
Ditto - Suburbs		714	892	870	1,500
Value of house & lot - City	8,000	12,625	20,000	17,500	22,500
Ditto - Suburbs		11,214	15,750	14,584	21,000
Monthly rent - City	61	75	113	121	125
Ditto - Suburbs		62	85	93	118
Taxes, owner occupied - City	137	151	208	242	258
Ditto - Suburbs		64	99	93	298
Taxes, tenant occupied - City	199	208	250	301	420
Ditto - Suburbs		113	153	147	360
Value ? times monthly rent	121	168	177	141	180
Ditto - Suburbs		181	185	157	178
Annual rent as % of value	8.1%	7.1%	6.8%	8.3%	6.7%
Ditto - Suburbs		6.8%	6.9%	7.7%	6.7%

DAYTON, OHIO

	1942	1946	1948	1950	1952
	$ 1,087	$ 1,438	$ 1,800	$ 1,450	$ 1,800
	837	1,093	1,150	1,167	1,800
	9,450	15,143	18,290	17,417	19,500
	9,125	14,667	15,600	17,083	18,500
	79	95	100	108	125
	76	86	90	108	125
	141	142	225	201	145
	98	124	155	175	130
	141	142	225	201	145
	98	124	155	175	130
	120	150	162	161	156
	120	170	173	156	148
	10.0%	7.5%	7.4%	7.4%	7.7%
	10.0%	7.0%	6.9%	7.4%	8.1%

DENVER, COLO.

	1942	1946	1948	1950	1952
	$ 737	$ 1,025	$ 1,300	$ 1,493	$ 2,500
	562	783	1,088	1,300	2,000
	8,368	17,633	17,900	18,848	24,500
	7,981	16,833	16,375	17,959	23,500
	79	105	140	156	175
	70	100	140	146	150
	223	279	317	331	367
	161	183	252	268	288
	223	279	317	331	367
	161	183	252	268	288
	106	170	121	120	140
	114	168	117	121	157
	11.3%	7.1%	9.9%	10.0%	8.0%
	10.5%	7.1%	10.3%	9.9%	7.7%

DES MOINES, IOWA

	1942	1946	1948	1950	1952
	$ 725	$ 1,344	$ 1,792	$ 1,850	$ 2,250
	425	980	1,450	1,475	1,500
	7,825	14,714	17,750	19,513	20,000
	7,333	14,419	17,000	18,800	19,000
	72	81	133	148	150
	70	78	118	140	135
	229	216	308	320	370
	113	90	138	187	253
	291	295	374	382	432
	178	174	189	254	215
	109	182	133	130	133
	105	190	144	134	141
	11.0%	8.6%	9.0%	9.2%	9.0%
	11.9%	8.3%	8.3%	8.9%	8.5%

DETROIT, MICH.

	1942	1946	1948	1950	1952
Value of lot - City	$ 750	$ 1,575	$ 1,500	$ 1,714	$ 2,250
Ditto - Suburbs	474	1,042	1,142	1,650	1,800
Value of house & lot - City	8,775	13,917	15,179	14,071	18,400
Ditto - Suburbs	6,350	13,583	14,429	13,728	18,150
Monthly rent - City	63	90	118	141	130
Ditto - Suburbs	48	88	107	111	125
Taxes, owner occupied - City	184	302	282	296	350
Ditto - Suburbs	108	171	176	224	225
Taxes, tenant occupied - City	184	302	282	296	350
Ditto - Suburbs	108	171	176	224	225
Value ? times monthly rent	108	158	122	100	142
Ditto - Suburbs	132	158	135	124	145
Annual rent as % of value	11.2%	7.0%	9.1%	12.0%	8.5%
Ditto - Suburbs	9.1%	7.6%	8.9%	9.7%	8.3%

DULUTH. MINN.

	1942	1946	1948	1950	1952
	$ 633	$ 850	$ 1,100	$ 1,038	$ 1,350
			700	438	700
	9,083	14,000	15,679	16,200	17,600
			11,500	13,500	16,400
	68	88	108	118	125
			65	75	88
		250	275	318	309
			200	131	132
		328	375	414	405
			132	209	165
	134	159	145	137	141
			172	180	186
	9.0%	7.5%	8.3%	8.7%	8.5%
			6.8%	6.7%	6.4%

DURHAM, N. C.

	1942	1946	1948	1950	1952
	$ 1,375	$ 1,900	$ 1,750	$ 2,010	$ 2,200
	950	1,150	1,000	1,320	1,100
	7,375	13,300	15,000	15,000	18,300
	6,750	11,600	15,000	13,300	17,500
	63	70	75	95	100
	55	57	75	82	90
	128	157	78	147	145
	42	40	30	34	55
	128	157	78	147	145
	42	40	30	34	55
	117	193	200	158	185
	123	203	200	182	194
	10.3%	6.2%	6.0%	7.6%	6.5%
	9.8%	5.9%	6.0%	7.4%	6.2%

FASTON, PA.

	1942	1946	1948	1950	1952
	$ 1,316	$ 1,688	$ 1,950	$ 1,971	$ 2,250
	666	850	1,500	1,208	1,500
	7,166	10,875	15,250	16,667	17,750
	5,416	10,500	15,667	15,917	17,750
	62	79	100	106	127
	53	75	94	100	125
	181	184	278	321	300
	68	95	141	141	155
	181	184	278	321	300
	68	95	141	141	155
	116	138	153	154	130
	123	140	167	159	142
	10.4%	8.7%	7.8%	7.8%	8.5%
	9.9%	8.6%	7.2%	12.0%	8.5%

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

ELIZABETH, N. J.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,250	$ 1,890	$ 1,683	$ 2,500	$ 2,000
Ditto - Suburbs	875	1,488	1,800	2,075	1,750
Value of house & lot - City	7,250	14,000	16,667	15,500	19,000
Ditto - Suburbs	7,000	13,625	17,167	14,250	18,000
Monthly rent - City	75	108	125	125	150
Ditto - Suburbs	75	98	128	113	125
Taxes, owner occupied - City	293	320	389	363	480
Ditto - Suburbs	200	225	273	259	350
Taxes, tenant occupied - City	293	320	389	363	480
Ditto - Suburbs	200	225	273	259	350
Value ? times monthly rent	97	132	133	124	127
Ditto - Suburbs	93	139	134	128	144
Annual rent as % of value	12.4%	9.1%	9.0%	9.7%	9.5%
Ditto - Suburbs	12.9%	8.6%	9.0%	9.5%	8.3%

EL PASO, TEX.

	1942	1946	1948	1950	1952
Value of lot - City	$ 950	$ 1,217	$ 1,500	$ 1,500	$ 2,000
Ditto - Suburbs	866	867	1,000	1,250	1,500
Value of house & lot - City	9,166	14,500	16,500	18,250	20,000
Ditto - Suburbs	9,083	14,500	16,500	18,250	18,000
Monthly rent - City	86	90	125	143	150
Ditto - Suburbs	83	90	125	143	100
Taxes, owner occupied - City	229		292	302	291
Ditto - Suburbs	80		48	79	104
Taxes, tenant occupied - City	254		315	333	314
Ditto - Suburbs	102		74	101	218
Value ? times monthly rent	104	161	132	126	133
Ditto - Suburbs	109	161	132	128	150
Annual rent as % of value	11.5%	7.5%	9.1%	9.4%	9.0%
Ditto - Suburbs	11.0%	7.5%	9.1%	9.4%	6.7%

ERIE, PA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 750	$ 1,083	$ 1,800	$ 1,440	$ 1,250
Ditto - Suburbs	500	750	900	1,050	1,200
Value of house & lot - City	7,000	13,833	17,500	15,500	18,000
Ditto - Suburbs	6,275	13,000	16,500	14,500	17,000
Monthly rent - City	53	67	125	110	125
Ditto - Suburbs	50	73	100	75	100
Taxes, owner occupied - City	191	280	300	355	300
Ditto - Suburbs	77	110	150	189	265
Taxes, tenant occupied - City	191	280	300	355	300
Ditto - Suburbs	77	110	150	189	265
Value ? times monthly rent	132	159	140	141	144
Ditto - Suburbs	118	178	165	193	170
Annual rent as % of value	9.1%	7.5%	8.6%	8.5%	8.3%
Ditto - Suburbs	9.6%	6.7%	7.3%	6.2%	7.1%

EVANSVILLE, IND.

	1942	1946	1948	1950	1952
Value of lot - City	$ 916	$ 1,063	$ 1,413	$ 1,550	$ 2,000
Ditto - Suburbs	833	700	1,139	1,200	1,000
Value of house & lot - City	7,983	12,075	14,625	13,250	17,500
Ditto - Suburbs	7,766	12,250	15,500	12,625	16,000
Monthly rent - City	72	81	133	98	125
Ditto - Suburbs	72	79	126	91	125
Taxes, owner occupied - City	262	194	394	213	196
Ditto - Suburbs	139	160	207	163	146
Taxes, tenant occupied - City	262	194	394	213	196
Ditto - Suburbs	139	160	207	163	146
Value ? times monthly rent	111	159	110	135	140
Ditto - Suburbs	108	155	123	139	128
Annual rent as % of value	10.8%	7.6%	10.9%	8.9%	8.0%
Ditto - Suburbs	11.1%	7.7%	9.9%	8.0%	9.4%

FALL RIVER, MASS.

	1942	1946	1948	1950	1952
Value of lot - City	$ 500	$ 1,050	$ 1,150	$ 1,250	$ 1,000
Ditto - Suburbs	417	800	950	979	875
Value of house & lot - City	7,333	11,583	14,567	14,312	16,000
Ditto - Suburbs	7,300	11,667	13,867	13,812	15,000
Monthly rent - City	67	90	112	108	113
Ditto - Suburbs	50	87	105	93	100
Taxes, owner occupied - City	235	288	394	332	375
Ditto - Suburbs	97	139	207	165	182
Taxes, tenant occupied - City	235	288	394	332	375
Ditto - Suburbs	97	139	207	165	182
Value ? times monthly rent	109	128	130	133	142
Ditto - Suburbs	146	134	132	149	150
Annual rent as % of value	11.0%	9.3%	9.2%	9.1%	8.5%
Ditto - Suburbs	8.2%	9.0%	9.1%	8.1%	8.0%

FLINT, MICH.

	1942	1946	1948	1950	1952
Value of lot - City	$ 883	$ 1,000	$ 1,406	$ 1,560	$ 2,250
Ditto - Suburbs	400	667	838	933	1,800
Value of house & lot - City	8,325	15,000	15,667	15,000	18,250
Ditto - Suburbs	7,666	15,667	15,000	13,750	18,000
Monthly rent - City	78	116	110	124	125
Ditto - Suburbs	63	102	101	111	110
Taxes, owner occupied - City	127	160	172	212	325
Ditto - Suburbs	84	50	75	145	175
Taxes, tenant occupied - City	127	160	172	212	325
Ditto - Suburbs	64	50	75	145	175
Value ? times monthly rent	107	129	144	121	146
Ditto - Suburbs	122	134	143	124	164
Annual rent as % of value	11.2%	9.3%	8.5%	9.9%	8.2%
Ditto - Suburbs	9.9%	9.0%	8.1%	9.7%	7.3%

FORT WAYNE, IND.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,188	$ 1,370	$ 1,670	$ 1,700	$ 1,800
Ditto - Suburbs	669	960	1,070	1,900	1,000
Value of house & lot - City	8,488	14,500	17,388	20,383	19,500
Ditto - Suburbs	7,831	12,625	16,250	19,960	17,500
Monthly rent - City	71	79	126	127	135
Ditto - Suburbs	65	69	110	106	100
Taxes, owner occupied - City	145	177	219	249	240
Ditto - Suburbs	112	103	81	202	185
Taxes, tenant occupied - City	145	177	219	249	240
Ditto - Suburbs	112	103	81	202	185
Value ? times monthly rent	120	181	129	160	144
Ditto - Suburbs	124	182	148	190	175
Annual rent as % of value	10.0%	6.6%	9.3%	7.5%	8.3%
Ditto - Suburbs	9.7%	6.6%	8.1%	6.3%	8.0%

FORT WORTH, TEX.

	1942	1946	1948	1950	1952
Value of lot - City	$ 908	$ 1,500	$ 1,563	$ 1,750	$ 2,000
Ditto - Suburbs	745	1,063	1,200	1,275	1,500
Value of house & lot - City	7,416	12,750	16,082	16,750	17,375
Ditto - Suburbs	6,421	10,125	14,667	14,000	15,000
Monthly rent - City	63	116	144	125	150
Ditto - Suburbs	46	80	125	95	118
Taxes, owner occupied - City		256	215	287	265
Ditto - Suburbs		150	100	97	65
Taxes, tenant occupied - City		253	230	245	280
Ditto - Suburbs		166	152	65	80
Value ? times monthly rent	118	162	112	134	108
Ditto - Suburbs	140	227	119	147	127
Annual rent as % of value	10.2%	7.6%	10.8%	9.0%	11.1%
Ditto - Suburbs	8.6%	5.3%	10.1%	8.1%	9.4%

FRESNO, CALIF.

	1942	1946	1948	1950	1952
Value of lot - City	$ 850	$ 1,500	$ 1,850	$ 1,750	$ 2,000
Ditto - Suburbs	350	1,075	1,300	1,083	1,500
Value of house & lot - City	9,300	17,750	16,750	17,000	17,000
Ditto - Suburbs	9,100	16,375	15,500	16,000	16,500
Monthly rent - City	80	85	138	147	125
Ditto - Suburbs	80	80	128	150	118
Taxes, owner occupied - City	190	213	256	375	450
Ditto - Suburbs	117	119	101	160	270
Taxes, tenant occupied - City	190	213	256	375	450
Ditto - Suburbs	117	119	101	160	270
Value ? times monthly rent	115	209	121	116	136
Ditto - Suburbs	114	206	124	123	140
Annual rent as % of value	10.4%	5.7%	8.9%	10.4%	8.8%
Ditto - Suburbs	10.5%	5.9%	9.7%	9.8%	8.5%

GALVESTON, TEX.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,625		$ 2,750	$ 3,667	$ 4,000
Ditto - Suburbs	675		1,250		2,000
Value of house & lot - City	10,675		19,250	18,500	23,900
Ditto - Suburbs	9,300		17,000		21,200
Monthly rent - City	107		173	133	137
Ditto - Suburbs	88		150		125
Taxes, owner occupied - City	207		309	326	331
Ditto - Suburbs	34		99		128
Taxes, tenant occupied - City	229		309	345	331
Ditto - Suburbs	36		116		128
Value ? times monthly rent	100		111	139	174
Ditto - Suburbs	106		108		170
Annual rent as % of value	12.0%		10.8%	8.6%	6.9%
Ditto - Suburbs	11.4%		11.2%		7.1%

GARY, IND.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,166	$ 1,217	$ 1,300	$ 1,600	$ 2,500
Ditto - Suburbs	580	917	700	950	1,300
Value of house & lot - City	8,766	13,250	15,625	14,167	18,000
Ditto - Suburbs	7,450	12,583	15,000	11,333	16,000
Monthly rent - City	85	93	103	98	100
Ditto - Suburbs	83	80	78	78	100
Taxes, owner occupied - City	171	201	185	304	
Ditto - Suburbs	88	88	122	201	
Taxes, tenant occupied - City	171	201	227	304	
Ditto - Suburbs	88	88	149	201	
Value ? times monthly rent	135	142	154	145	180
Ditto - Suburbs	141	157	192	145	160
Annual rent as % of value	8.9%	8.4%	7.6%	8.3%	6.7%
Ditto - Suburbs	8.0%	7.0%	8.2%	8.3%	7.5%

GRAND RAPIDS, MICH.

	1942	1946	1948	1950	1952
Value of lot - City	$ 950	$ 1,171	$ 1,525	$ 1,600	$ 2,150
Ditto - Suburbs		762	975	1,212	1,300
Value of house & lot - City	6,916	12,688	16,125	15,875	19,500
Ditto - Suburbs		11,100	15,500	14,000	15,000
Monthly rent - City	58	83	110	112	100
Ditto - Suburbs		70	104	91	75
Taxes, owner occupied - City	93	128	160	181	175
Ditto - Suburbs		78	75	89	
Taxes, tenant occupied - City	93	128	160	181	175
Ditto - Suburbs		78	75	89	
Value ? times monthly rent	119	158	147	142	195
Ditto - Suburbs		150	149	134	200
Annual rent as % of value	10.1%	7.6%	8.2%	8.5%	6.2%
Ditto - Suburbs		7.6%	8.1%	7.8%	6.0%

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

GREENSBORO, N. C.

	1942	1946	1948	1950	1952
Value of lot - City	$ 966	$ 1,250	$ 1,567	$ 1,500	$ 2,000
Ditto - Suburbs	583	787	983	983	1,500
Value of house & lot - City	7,197	14,333	16,500	16,333	20,000
Ditto - Suburbs	6,500	12,333	15,333	14,500	18,000
Monthly rent - City	58	78	101	117	150
Ditto - Suburbs	49	56	85	93	125
Taxes, owner occupied - City	116	176	187	207	185
Ditto - Suburbs	44	59	84	94	86
Taxes, tenant occupied - City	116	176	187	207	185
Ditto - Suburbs	44	59	84	94	86
Value ? times monthly rent	124	184	163	140	133
Ditto - Suburbs	133	213	180	158	144
Annual rent as % of value	9.7%	6.5%	7.4%	8.0%	9.0%
Ditto - Suburbs	9.0%	5.6%	6.7%	7.6%	8.3%

HAMILTON, OHIO

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,083	$ 1,825	$ 1,667	$ 1,650	$ 2,100
Ditto - Suburbs	800	1,080	1,083	1,167	1,750
Value of house & lot - City	8,500	13,143	15,667	15,000	22,500
Ditto - Suburbs	8,000	11,833	14,875	14,833	17,500
Monthly rent - City	62	81	99	98	135
Ditto - Suburbs	57	70	90	90	125
Taxes, owner occupied - City	111	145	171	167	265
Ditto - Suburbs	68	91	104	122	150
Taxes, tenant occupied - City	111	145	171	167	265
Ditto - Suburbs	68	91	104	122	150
Value ? times monthly rent	137	162	158	158	167
Ditto - Suburbs	140	169	165	156	140
Annual rent as % of value	8.7%	7.4%	7.6%	7.7%	7.2%
Ditto - Suburbs	8.6%	7.1%	7.3%	7.7%	8.6%

HARRISBURG, PA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,612	$ 1,800	$ 2,125	$ 2,200	$ 2,000
Ditto - Suburbs	1,262	1,090	1,375	1,375	1,000
Value of house & lot - City	8,625	11,500	15,000	15,250	17,500
Ditto - Suburbs	7,625	10,900	13,000	13,500	16,500
Monthly rent - City	62	87	93	109	125
Ditto - Suburbs	70	78	88	93	113
Taxes, owner occupied - City	158	178	230	220	350
Ditto - Suburbs	135	121	188	197	175
Taxes, tenant occupied - City	158	178	230	220	350
Ditto - Suburbs	135	121	188	197	175
Value ? times monthly rent	139	132	161	140	140
Ditto - Suburbs	109	140	170	143	146
Annual rent as % of value	8.6%	9.1%	7.4%	8.6%	8.6%
Ditto - Suburbs	11.9%	8.6%	7.0%	8.3%	8.2%

HARTFORD, CONN.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,700	$ 1,250	$ 1,687	$ 1,440	$ 1,250
Ditto - Suburbs	1,033	1,129	1,267	1,270	1,175
Value of house & lot - City	10,000	15,036	16,750	16,610	18,500
Ditto - Suburbs	9,875	14,807	17,429	16,480	17,500
Monthly rent - City	82	92	139	127	137
Ditto - Suburbs	77	98	141	126	137
Taxes, owner occupied - City	247	281	312	330	350
Ditto - Suburbs	172	190	217	254	295
Taxes, tenant occupied - City	247	281	312	330	350
Ditto - Suburbs	172	190	217	254	295
Value ? times monthly rent	122	163	121	131	139
Ditto - Suburbs	128	155	134	131	138
Annual rent as % of value	9.6%	7.3%	10.0%	9.2%	8.9%
Ditto - Suburbs	9.4%	7.8%	9.7%	9.2%	9.4%

HOUSTON, TEX.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,350		$ 2,550	$ 2,500	$ 3,000
Ditto - Suburbs	950		1,710	2,100	1,750
Value of house & lot - City	6,863		17,500	18,500	17,000
Ditto - Suburbs	6,733		16,100	16,000	16,000
Monthly rent - City	68		133	150	150
Ditto - Suburbs	58		105	160	115
Taxes, owner occupied - City	129		193	285	265
Ditto - Suburbs	58		80	150	140
Taxes, tenant occupied - City	151		206	285	280
Ditto - Suburbs	78		68	170	175
Value ? times monthly rent	101		131	110	113
Ditto - Suburbs	116		153	100	139
Annual rent as % of value	11.9%		9.1%	10.9%	10.6%
Ditto - Suburbs	10.3%		7.8%	12.0%	8.6%

HUNTINGTON, W. VA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 962	$ 2,110	$ 2,650	$ 2,500	$ 2,500
Ditto - Suburbs	517	1,220	1,367	1,520	1,500
Value of house & lot - City	7,875	14,200	18,500	18,420	17,500
Ditto - Suburbs	7,186	12,950	16,250	15,100	16,000
Monthly rent - City	54	72	112	121	125
Ditto - Suburbs	50	57	80	94	88
Taxes, owner occupied - City	46	68	76	77	85
Ditto - Suburbs	33	55	61	59	48
Taxes, tenant occupied - City	91	137	152	153	170
Ditto - Suburbs	66	103	111	117	95
Value ? times monthly rent	146	197	165	136	140
Ditto - Suburbs	144	227	203	161	182
Annual rent as % of value	8.2%	6.1%	7.3%	8.8%	8.6%
Ditto - Suburbs	6.4%	5.3%	5.9%	7.9%	6.6%

INDIANAPOLIS, IND.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,200	$ 1,800	$ 1,917	$ 2,438	$ 3,500
Ditto - Suburbs	783	1,050	1,283	1,750	1,500
Value of house & lot - City	6,730	15,900	18,000	17,500	21,000
Ditto - Suburbs	8,500	15,000	17,000	17,250	19,500
Monthly rent - City	73	112	130	134	125
Ditto - Suburbs	67	106	112	113	125
Taxes, owner occupied - City	101	278	260	246	250
Ditto - Suburbs	69	123	110	111	140
Taxes, tenant occupied - City	101	278	260	246	250
Ditto - Suburbs	69	123	110	111	140
Value ? times monthly rent	120	142	150	141	168
Ditto - Suburbs	127	141	152	150	156
Annual rent as % of value	10.0%	8.5%	8.0%	8.5%	7.1%
Ditto - Suburbs	9.5%	8.5%	7.9%	8.0%	7.7%

JACKSON, MISS.

	1942	1946	1948	1950	1952
Value of lot - City	$ 963	$ 2,000	$ 2,900	$ 2,612	$ 2,500
Ditto - Suburbs	712	1,325	1,500	1,937	1,750
Value of house & lot - City	6,416	16,750	18,000	16,625	15,000
Ditto - Suburbs	5,937	13,750	17,000	15,000	12,000
Monthly rent - City	63	125	125	113	100
Ditto - Suburbs	55	88	105	100	75
Taxes, owner occupied - City	111	168	103	114	100
Ditto - Suburbs	28	100	25	30	25
Taxes, tenant occupied - City	126	210	162	195	190
Ditto - Suburbs	59	150	84	91	75
Value ? times monthly rent	102	134	144	147	150
Ditto - Suburbs	108	156	162	150	160
Annual rent as % of value	11.8%	9.0%	8.3%	8.2%	8.0%
Ditto - Suburbs	11.1%	7.7%	7.4%	8.0%	7.5%

JACKSONVILLE, FLA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,033	$ 1,390	$ 2,250	$ 1,838	$ 2,500
Ditto - Suburbs	766	930	1,375	1,525	1,800
Value of house & lot - City	6,500	13,400	15,500	14,000	18,500
Ditto - Suburbs	6,300	11,333	14,250	13,750	17,500
Monthly rent - City	64	82	125	100	175
Ditto - Suburbs	59	63	80	83	175
Taxes, owner occupied - City	17		68	115	150
Ditto - Suburbs	24		38	75	80
Taxes, tenant occupied - City	150		198	315	400
Ditto - Suburbs	85		118	212	225
Value ? times monthly rent	102	163	124	140	106
Ditto - Suburbs	107	180	178	166	100
Annual rent as % of value	11.8%	7.3%	9.7%	8.6%	11.4%
Ditto - Suburbs	11.2%	6.7%	6.7%	7.7%	12.0%

JOHNSTOWN, PA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 733	$ 1,300	$ 1,425	$ 1,000	$ 1,750
Ditto - Suburbs	437	933	1,250		1,200
Value of house & lot - City	7,033	10,375	15,250	13,000	16,500
Ditto - Suburbs	6,925	11,167	14,250		17,000
Monthly rent - City	55	78	87	100	100
Ditto - Suburbs	53	83	85		110
Taxes, owner occupied - City	221	237	251	286	300
Ditto - Suburbs	160	155	250		245
Taxes, tenant occupied - City	221	237	251	286	300
Ditto - Suburbs	160	155	250		245
Value ? times monthly rent	128	133	175	130	165
Ditto - Suburbs	131	134	168		155
Annual rent as % of value	9.4%	9.0%	6.8%	9.2%	7.3%
Ditto - Suburbs	9.2%	8.9%	7.2%		7.8%

KALAMAZOO, MICH.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,150	$ 1,550	$ 1,450	$ 1,840	$ 1,750
Ditto - Suburbs	850	1,225	1,300	1,490	1,250
Value of house & lot - City	8,900	17,000	16,333	16,900	21,500
Ditto - Suburbs	6,780	16,750	15,667	16,900	20,000
Monthly rent - City	68	92	119	103	135
Ditto - Suburbs	65	92	101	98	125
Taxes, owner occupied - City	143	209	250	212	264
Ditto - Suburbs	85	109	142	166	200
Taxes, tenant occupied - City	143	209	250	212	264
Ditto - Suburbs	85	109	142	166	200
Value ? times monthly rent	131	185	137	164	159
Ditto - Suburbs	135	182	155	172	160
Annual rent as % of value	9.2%	6.5%	8.7%	7.3%	7.5%
Ditto - Suburbs	8.9%	6.6%	7.7%	7.0%	7.5%

KANSAS CITY, KANS.

	1942	1946	1948	1950	1952
Value of lot - City	$ 833	$ 1,350	$ 1,480	$ 1,625	$ 2,800
Ditto - Suburbs	700	760	790	1,050	1,500
Value of house & lot - City	6,166	12,200	13,320	17,625	22,500
Ditto - Suburbs	6,166	11,300	13,020	17,500	20,000
Monthly rent - City	60	111	100	125	150
Ditto - Suburbs	47	100	93	125	135
Taxes, owner occupied - City	300	270	290	250	300
Ditto - Suburbs	89	214	183	129	150
Taxes, tenant occupied - City	300	270	290	250	300
Ditto - Suburbs	89	214	183	129	150
Value ? times monthly rent	103	110	133	141	150
Ditto - Suburbs	131	113	140	140	148
Annual rent as % of value	11.7%	10.9%	9.0%	8.9%	8.0%
Ditto - Suburbs	9.1%	10.6%	8.6%	8.6%	8.1%

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

KANSAS CITY, MO.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,312	$ 1,288	$ 1,581	$ 1,833	$ 1,500
Ditto - Suburbs	937	792	1,300	1,667	1,000
Value of house & lot - City	8,000	14,650	18,000	16,917	19,250
Ditto - Suburbs	7,562	13,375	18,167	16,167	18,750
Monthly rent - City	71	92	135	156	175
Ditto - Suburbs	68	95	133	158	150
Taxes, owner occupied - City	177	118	250	336	332
Ditto - Suburbs	78	74	140	247	250
Taxes, tenant occupied - City	177	118	250	336	332
Ditto - Suburbs	78	74	140	247	250
Value ? times monthly rent	113	159	133	107	111
Ditto - Suburbs	[illegible]	141	137	102	125
Annual rent as % of value	10.7%	7.5%	9.0%	11.2%	10.9%
Ditto - Suburbs	10.6%	8.5%	8.8%	11.7%	9.6%

LANSING, MICH.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,083	$ 1,450	$ 1,550	$ 1,750	$ 1,950
Ditto - Suburbs	633	1,050	1,067	1,092	1,500
Value of house & lot - City	9,250	15,214	17,843	18,750	20,000
Ditto - Suburbs	8,837	14,286	16,417	15,042	18,250
Monthly rent - City	75	91	108	110	137
Ditto - Suburbs	68	86	97	101	112
Taxes, owner occupied - City	176	225	207	243	280
Ditto - Suburbs	132	116	147	181	190
Taxes, tenant occupied - City	176	225	207	243	280
Ditto - Suburbs	132	116	147	181	190
Value ? times monthly rent	123	167	163	152	146
Ditto - Suburbs	130	166	169	149	163
Annual rent as % of value	9.7%	7.2%	7.3%	7.9%	8.2%
Ditto - Suburbs	9.2%	7.2%	7.1%	8.1%	7.4%

LIMA, OHIO

	1942	1946	1948	1950	1952
Value of lot - City	$ 750	$ 1,058	$ 1,500	$ 1,250	$ 2,300
Ditto - Suburbs	437	725	1,500	950	2,000
Value of house & lot - City	7,450	13,417	15,000	15,862	20,000
Ditto - Suburbs	6,682	13,292	15,000	14,888	20,000
Monthly rent - City	52	120		116	125
Ditto - Suburbs	44	74		112	125
Taxes, owner occupied - City	98	120	165	156	200
Ditto - Suburbs	56	75	120	116	154
Taxes, tenant occupied - City	98	120	165	156	200
Ditto - Suburbs	56	75	120	116	154
Value ? times monthly rent	143	112		134	160
Ditto - Suburbs	151	180		133	160
Annual rent as % of value	8.4%	10.7%		8.9%	7.5%
Ditto - Suburbs	7.9%	8.7%		9.0%	7.5%

LINCOLN, NEBR.

	1942	1946	1948	1950	1952
Value of lot - City	$ 900	$ 1,285	$ 1,192	$ 1,317	$ 1,800
Ditto - Suburbs				683	875
Value of house & lot - City	9,125	14,700	16,833	18,000	18,000
Ditto - Suburbs				15,000	18,000
Monthly rent - City	97	80	98	125	125
Ditto - Suburbs				75	100
Taxes, owner occupied - City	165	172	295	275	315
Ditto - Suburbs				190	188
Taxes, tenant occupied - City	165	172	295	275	315
Ditto - Suburbs				190	188
Value ? times monthly rent	121	184	172	144	152
Ditto - Suburbs				200	180
Annual rent as % of value	9.9%	6.9%	7.0%	6.9%	7.0%
Ditto - Suburbs				6.0%	6.7%

LITTLE ROCK ARK.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,000	$ 1,792	$ 2,625	$ 2,800	$ 3,000
Ditto - Suburbs	483	900	1,900	1,180	2,000
Value of house & lot - City	8,063	14,333	18,063	18,200	18,000
Ditto - Suburbs	7,083	11,600	16,300	15,400	16,000
Monthly rent - City	63	83	133	133	125
Ditto - Suburbs	55	71	123	99	90
Taxes, owner occupied - City	118	137	154	170	175
Ditto - Suburbs	70	91	82	104	120
Taxes, tenant occupied - City	118	137	154	170	175
Ditto - Suburbs	70	91	82	104	120
Value ? times monthly rent	138	173	136	137	144
Ditto - Suburbs	129	164	133	156	178
Annual rent as % of value	9.3%	7.0%	8.8%	8.8%	8.3%
Ditto - Suburbs	9.3%	7.3%	9.1%	7.7%	6.8%

LONG BEACH, CALIF.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,338	$ 3,500	$ 3,250	$ 3,833	
Ditto - Suburbs	488	1,950	2,250	2,667	
Value of house & lot - City	8,550	18,400	15,000	17,500	
Ditto - Suburbs	6,113	14,500	13,250	15,250	
Monthly rent - City	73	136	150	141	
Ditto - Suburbs	63	111	113	112	
Taxes, owner occupied - City	124	318	243	425	
Ditto - Suburbs	82	239	172	325	
Taxes, tenant occupied - City	124	318	243	425	
Ditto - Suburbs	82	239	172	325	
Value ? times monthly rent	117	135	100	124	
Ditto - Suburbs	97	130	117	136	
Annual rent as % of value	10.2%	8.9%	12.0%	9.7%	
Ditto - Suburbs	12.4%	9.2%	10.2%	8.8%	

LOS ANGELES, CALIF.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,740	$ 3,200	$ 3,750	$ 3,500	$ 3,800
Ditto - Suburbs	1,360	2,460	3,125	2,100	2,500
Value of house & lot - City	7,960	20,400	20,625	17,150	19,600
Ditto - Suburbs	7,480	18,100	19,750	15,000	16,500
Monthly rent - City	73	110	163	125	150
Ditto - Suburbs	69	95	138	100	125
Taxes, owner occupied - City	193	305	313	300	380
Ditto - Suburbs	128	231	275	201	270
Taxes, tenant occupied - City	193	305	313	300	380
Ditto - Suburbs	128	231	275	201	270
Value ? times monthly rent	109	185	126	137	130
Ditto - Suburbs	109	191	143	150	132
Annual rent as % of value	11.0%	6.5%	9.5%	8.7%	9.2%
Ditto - Suburbs	11.1%	6.3%	8.4%	8.0%	9.1%

LOUISVILLE, KY.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,090	$ 1,688	$ 1,500	$ 2,000	$ 2,000
Ditto - Suburbs	1,000	1,319	1,367	1,667	1,875
Value of house & lot - City	7,760	13,800	14,667	15,833	17,375
Ditto - Suburbs	7,750	13,650	14,333	15,833	17,675
Monthly rent - City	71	110	112	125	150
Ditto - Suburbs	71	109	102	125	137
Taxes, owner occupied - City	166	232	243	292	337
Ditto - Suburbs	72	82	165	224	240
Taxes, tenant occupied - City	166	232	243	292	337
Ditto - Suburbs	72	82	165	224	240
Value ? times monthly rent	109	125	131	127	116
Ditto - Suburbs	109	125	140	127	129
Annual rent as % of value	11.0%	9.6%	9.2%	9.5%	10.4%
Ditto - Suburbs	11.0%	9.6%	8.5%	9.5%	9.3%

LOWELL, MASS.

	1942	1946	1948	1950	1952
Value of lot - City	$ 683	$ 800	$ 585	$ 1,000	$ 1,000
Ditto - Suburbs	633	750	410	660	750
Value of house & lot - City	7,300	9,680	13,250	13,400	14,000
Ditto - Suburbs	7,833	10,010	12,500	12,580	13,000
Monthly rent - City	55	90	95	103	100
Ditto - Suburbs	53	90	95	91	100
Taxes, owner occupied - City	328	369	448	484	500
Ditto - Suburbs	237	278	276	310	312
Taxes, tenant occupied - City	328	369	448	484	500
Ditto - Suburbs	237	278	276	310	312
Value ? times monthly rent	144	108	139	130	140
Ditto - Suburbs	148	111	132	138	130
Annual rent as % of value	8.4%	11.2%	8.6%	9.2%	8.6%
Ditto - Suburbs	8.1%	10.8%	9.1%	8.6%	9.2%

LYNN, MASS.

	1942	1946	1948	1950	1952
Value of lot - City	$ 725	$ 1,000	$ 1,875	$ 1,175	$ 1,750
Ditto - Suburbs	550	1,375	1,500	1,050	
Value of house & lot - City	6,900	12,500	16,250	14,667	18,500
Ditto - Suburbs	6,700	13,000	15,000	14,500	
Monthly rent - City	50	80	93	117	125
Ditto - Suburbs	50	80	85	116	
Taxes, owner occupied - City	165	255	345	378	450
Ditto - Suburbs	150	235	250	337	
Taxes, tenant occupied - City	165	255	345	378	450
Ditto - Suburbs	150	235	250	337	
Value ? times monthly rent	138	156	175	125	148
Ditto - Suburbs	134	163	177	123	
Annual rent as % of value	8.7%	7.7%	6.9%	9.6%	8.1%
Ditto - Suburbs	9.0%	7.4%	8.4%	9.4%	

MACON, GA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 716	$ 1,313	$ 1,800	$ 1,250	$ 1,850
Ditto - Suburbs	733	1,088	1,800	1,000	1,500
Value of house & lot - City	7,083	12,625	15,000	15,000	18,000
Ditto - Suburbs	7,083	12,625	15,000	15,000	18,000
Monthly rent - City	58	84	125	112	150
Ditto - Suburbs	61	83	125	125	125
Taxes, owner occupied - City	134	188	187	250	
Ditto - Suburbs	88	138	109	130	
Taxes, tenant occupied - City	230	264	243	312	
Ditto - Suburbs	140	162	165	189	
Value ? times monthly rent	122	150	120	134	120
Ditto - Suburbs	116	152	120	120	144
Annual rent as % of value	9.8%	8.0%	10.0%	9.0%	10.0%
Ditto - Suburbs	10.3%	7.9%	10.0%	10.0%	8.3%

MADISON, WISC.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,340	$ 1,940	$ 1,929	$ 2,108	$ 2,800
Ditto - Suburbs	750	1,340	1,350	1,640	1,950
Value of house & lot - City	8,515	13,300	16,471	17,667	20,750
Ditto - Suburbs	7,580	12,400	14,917	16,860	19,500
Monthly rent - City	66	86	110	122	133
Ditto - Suburbs	60	78	97	123	110
Taxes, owner occupied - City	217	251	352	374	405
Ditto - Suburbs	151	191	254	270	292
Taxes, tenant occupied - City	217	251	353	374	405
Ditto - Suburbs	151	191	254	270	292
Value ? times monthly rent	129	156	150	134	156
Ditto - Suburbs	126	159	154	135	177
Annual rent as % of value	9.3%	7.8%	8.0%	9.0%	7.7%
Ditto - Suburbs	9.9%	7.5%	7.8%	8.9%	8.0%

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

MANCHESTER, N. H.

	1942	1946	1948	1950	1952
Value of lot - City	$ 725	$ 905	$ 1,037	$ 1,260	$ 1,500
Ditto - Suburbs	550	533	550	550	550
Value of house & lot - City	6,900	12,000	13,849	14,700	17,500
Ditto - Suburbs	6,700	9,250	11,677	12,332	15,500
Monthly rent - City	50	87	93	110	122
Ditto - Suburbs	50	71	70	80	105
Taxes, owner occupied - City	105	273	323	349	430
Ditto - Suburbs	150	182	235	232	328
Taxes, tenant occupied - City	165	273	323	349	430
Ditto - Suburbs	150	182	235	232	328
Value 7 times monthly rent	138	138	147	134	143
Ditto - Suburbs	134	130	167	154	148
Annual rent as % of value	8.7%	8.7%	8.2%	9.0%	8.4%
Ditto - Suburbs	9.0%	9.2%	7.2%	7.8%	8.1%

MEMPHIS, TENN.

	1942	1946	1948	1950	1952
Value of lot - City	$ 958	$ 1,413	$ 1,333	$ 1,850	$ 2,500
Ditto - Suburbs	833	950	1,300	1,260	1,500
Value of house & lot - City	7,500	10,625	15,833	15,500	17,500
Ditto - Suburbs	7,200	10,125	13,167	14,100	16,500
Monthly rent - City	67	84	125	148	125
Ditto - Suburbs	63	86	122	133	115
Taxes, owner occupied - City	152	222	242	300	285
Ditto - Suburbs	90	93	79	100	105
Taxes, tenant occupied - City	152	222	242	300	285
Ditto - Suburbs	90	93	79	100	105
Value 7 times monthly rent	112	177	127	108	140
Ditto - Suburbs	114	188	124	115	143
Annual rent as % of value	10.7%	6.8%	9.5%	11.3%	8.0%
Ditto - Suburbs	10.5%	6.4%	9.7%	10.5%	8.4%

MIAMI, FLA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 816	$ 1,504	$ 1,650	$ 1,533	$ 2,500
Ditto - Suburbs	650	825	1,167	1,000	1,000
Value of house & lot - City	7,233	17,208	18,800	14,833	18,000
Ditto - Suburbs	6,562	14,156	15,200	13,750	17,500
Monthly rent - City	62	132	141	150	180
Ditto - Suburbs	66	104	123	115	150
Taxes, owner occupied - City	103	204	258	175	245
Ditto - Suburbs	25	43	81	65	145
Taxes, tenant occupied - City	255	345	458	300	495
Ditto - Suburbs	85	110	220	137	295
Value 7 times monthly rent	117	130	133	99	113
Ditto - Suburbs	100	136	124	120	117
Annual rent as % of value	10.3%	9.2%	9.0%	12.1%	10.7%
Ditto - Suburbs	12.1%	8.8%	9.7%	10.0%	10.3%

MIDDLETOWN, OHIO

	1942	1946	1948	1950	1952
Value of lot - City	$ 937	$ 1,400	$ 1,667	$ 2,110	$ 1,850
Ditto - Suburbs	600	900	1,150	1,740	1,200
Value of house & lot - City	9,000	12,025	15,000	15,800	16,500
Ditto - Suburbs	8,225	11,883	12,850	14,975	15,000
Monthly rent - City	63	84	90	94	105
Ditto - Suburbs	58	76	73	83	100
Taxes, owner occupied - City	70	98	134	132	180
Ditto - Suburbs	74	92	111	128	156
Taxes, tenant occupied - City	70	98	134	132	180
Ditto - Suburbs	74	92	111	128	156
Value 7 times monthly rent	143	150	167	168	157
Ditto - Suburbs	142	153	176	180	150
Annual rent as % of value	8.4%	8.0%	7.2%	7.1%	7.0%
Ditto - Suburbs	8.3%	7.8%	6.8%	6.7%	8.0%

MILWAUKEE, WISC.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,250	$ 1,783	$ 1,580	$ 1,500	$ 2,750
Ditto - Suburbs	710	1,200	832	1,000	1,500
Value of house & lot - City	8,370	13,335	15,560	15,750	22,750
Ditto - Suburbs	7,880	11,866	14,875	15,000	20,500
Monthly rent - City	70	95	117	125	171
Ditto - Suburbs	64	80	95	150	143
Taxes, owner occupied - City	269	284	325	373	469
Ditto - Suburbs	170	200	216	250	395
Taxes, tenant occupied - City	269	284	325	373	469
Ditto - Suburbs	170	200	216	250	395
Value 7 times monthly rent	120	157	153	126	133
Ditto - Suburbs	123	148	154	109	143
Annual rent as % of value	10.0%	7.6%	9.0%	9.5%	9.0%
Ditto - Suburbs	9.7%	8.1%	7.8%	12.0%	8.4%

MINNEAPOLIS, MINN.

	1942	1946	1948	1950	1952
Value of lot - City	$ 562	$ 1,117	$ 1,650	$ 1,000	$ 1,875
Ditto - Suburbs	587	942	1,200	600	1,450
Value of house & lot - City	8,412	14,917	19,900	18,000	23,000
Ditto - Suburbs	7,562	15,000	18,000	18,000	24,000
Monthly rent - City	65	103	175	125	142
Ditto - Suburbs	66	100	125	150	137
Taxes, owner occupied - City	202	232	369	372	388
Ditto - Suburbs	112	111	250	248	260
Taxes, tenant occupied - City	262	290	440	465	487
Ditto - Suburbs	149	138	305	312	337
Value 7 times monthly rent	130	145	111	144	162
Ditto - Suburbs	115	150	144	120	175
Annual rent as % of value	9.3%	8.3%	10.8%	8.3%	7.4%
Ditto - Suburbs	10.5%	8.0%	8.3%	10.0%	8.9%

MOBILE, ALA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,150	$ 1,917	$ 2,225	$ 2,000	$ 3,250
Ditto - Suburbs	725	1,333	1,650	875	2,250
Value of house & lot - City	6,625	11,250	17,250	12,625	21,000
Ditto - Suburbs	6,237	10,667	13,500	10,750	18,500
Monthly rent - City	60	91	123	103	125
Ditto - Suburbs	55	76	113	84	100
Taxes, owner occupied - City	128	140	178	136	209
Ditto - Suburbs	109	125	152	107	162
Taxes, tenant occupied - City	141	165	208	145	222
Ditto - Suburbs	122	148	178	115	175
Value 7 times monthly rent	110	124	140	123	168
Ditto - Suburbs	113	140	137	128	185
Annual rent as % of value	10.9%	9.7%	8.6%	9.8%	7.1%
Ditto - Suburbs	10.6%	8.6%	9.7%	9.4%	8.5%

MOLINE, ILL.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,066	$ 1,200	$ 1,500	$ 1,500	$ 1,450
Ditto - Suburbs	533	500	750	938	725
Value of house & lot - City	8,500	12,833	17,500	16,250	17,250
Ditto - Suburbs	7,566	11,500	15,000	16,500	15,500
Monthly rent - City	65	73	100	106	118
Ditto - Suburbs	63	58	80	83	85
Taxes, owner occupied - City	112	204	130	193	225
Ditto - Suburbs	88	164	90	129	100
Taxes, tenant occupied - City	112	204	130	193	225
Ditto - Suburbs	88	168	90	129	100
Value 7 times monthly rent	131	176	175	172	146
Ditto - Suburbs	120	198	250	199	182
Annual rent as % of value	9.2%	6.8%	6.9%	6.9%	8.2%
Ditto - Suburbs	10.0%	6.1%	4.4%	8.0%	8.6%

MUNCIE, IND.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,587	$ 1,330	$ 1,766	$ 2,000	$ 1,675
Ditto - Suburbs	1,062	981	1,127	1,500	1,100
Value of house & lot - City	8,437	12,375	14,928	16,000	20,000
Ditto - Suburbs	8,000	11,875	13,541	15,500	18,000
Monthly rent - City	59	73	92	97	130
Ditto - Suburbs	58	69	81	88	112
Taxes, owner occupied - City	150	188	227	261	326
Ditto - Suburbs	85	99	146	189	185
Taxes, tenant occupied - City	150	188	227	261	326
Ditto - Suburbs	85	99	146	189	185
Value 7 times monthly rent	143	169	162	165	154
Ditto - Suburbs	138	172	187	180	161
Annual rent as % of value	8.4%	7.1%	7.4%	7.3%	7.8%
Ditto - Suburbs	8.7%	7.0%	7.2%	8.7%	7.5%

NASHVILLE, TENN.

	1943	1946	1948	1950	1952
Value of lot - City	$ 537	$ 700	$ 967	$ 1,088	$ 1,250
Ditto - Suburbs	550		1,050	1,113	1,800
Value of house & lot - City	5,525	12,180	15,333	14,187	19,100
Ditto - Suburbs	5,600		16,500	14,375	20,500
Monthly rent - City	54	80	106	116	150
Ditto - Suburbs	60		117	119	150
Taxes, owner occupied - City	120	236	289	267	321
Ditto - Suburbs	60		126	207	261
Taxes, tenant occupied - City	120	236	289	267	321
Ditto - Suburbs	60		126	207	261
Value 7 times monthly rent	102	152	145	122	127
Ditto - Suburbs	98		141	121	127
Annual rent as % of value	11.7%	7.9%	8.3%	9.8%	9.4%
Ditto - Suburbs	12.2%		8.5%	9.9%	8.8%

NEWARK, N. J.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,712		$ 1,700	$ 2,000	$ 2,000
Ditto - Suburbs	1,375		1,525	1,750	1,500
Value of house & lot - City	7,625		16,500	15,500	20,000
Ditto - Suburbs	7,175		16,167	15,687	19,000
Monthly rent - City	74		128	131	162
Ditto - Suburbs	66		127	131	137
Taxes, owner occupied - City	353		474	488	520
Ditto - Suburbs	243		346	347	415
Taxes, tenant occupied - City	353		474	488	520
Ditto - Suburbs	243		346	347	415
Value 7 times monthly rent	103		129	118	123
Ditto - Suburbs	109		127	120	139
Annual rent as % of value	11.6%		9.3%	10.1%	9.7%
Ditto - Suburbs	11.0%		9.4%	10.0%	8.7%

NEW HAVEN, CONN.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,166	$ 1,550	$ 2,000	$ 1,580	$ 1,500
Ditto - Suburbs	533	1,140	1,508	1,100	1,000
Value of house & lot - City	7,766	13,800	16,800	15,080	16,500
Ditto - Suburbs	7,266	13,700	16,767	14,200	19,250
Monthly rent - City	65	98	136	118	143
Ditto - Suburbs	58	104	136	101	150
Taxes, owner occupied - City	192	273	333	298	380
Ditto - Suburbs	146	200	252	257	320
Taxes, tenant occupied - City	192	273	333	298	380
Ditto - Suburbs	146	200	252	257	320
Value 7 times monthly rent	119	141	124	128	129
Ditto - Suburbs	133	132	123	142	128
Annual rent as % of value	10.0%	8.5%	8.1%	9.4%	9.3%
Ditto - Suburbs	9.6%	9.1%	9.1%	8.5%	9.4%

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

NEW ORLEANS, LA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 2,500	$ 4,188	$ 4,500	$ 4,688	$ 5,625
Ditto - Suburbs	1,525	2,938	3,150	3,625	4,000
Value of house & lot - City	9,000	17,125	21,000	20,875	24,000
Ditto - Suburbs	8,000	15,250	20,100	19,125	20,000
Monthly rent - City	70	103	106	150	150
Ditto - Suburbs	65	96	120	119	125
Taxes, owner occupied - City	186	262	336	280	325
Ditto - Suburbs	150	270	199	198	210
Taxes, tenant occupied - City	275	317	422	353	400
Ditto - Suburbs	272	351	269	283	280
Value ? times monthly rent	129	166	121	130	160
Ditto - Suburbs	123	159	167	161	166
Annual rent as % of value	9.3%	7.2%	9.1%	8.6%	7.5%
Ditto - Suburbs	9.8%	7.6%	7.2%	7.5%	7.5%

NEWPORT NEWS, VA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 950		$ 1,800	$ 1,825	$ 1,800
Ditto - Suburbs	850		1,250	1,938	1,700
Value of house & lot - City	7,875		16,500	13,250	17,500
Ditto - Suburbs	8,075		16,500	14,125	16,500
Monthly rent - City	70		112	85	135
Ditto - Suburbs	73		125	89	125
Taxes, owner occupied - City	164		297	213	230
Ditto - Suburbs	63		120	136	150
Taxes, tenant occupied - City	164		297	213	230
Ditto - Suburbs	63		120	136	150
Value ? times monthly rent	113		147	158	160
Ditto - Suburbs	111		132	159	132
Annual rent as % of value	10.7%		8.1%	7.7%	12.0%
Ditto - Suburbs	10.9%		9.1%	7.6%	9.1%

OAKLAND, CALIF.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,550	$ 2,133	$ 2,800	$ 4,000	
Ditto - Suburbs	850	1,650	2,000	2,375	
Value of house & lot - City	8,950	16,500	15,000	19,250	
Ditto - Suburbs	7,687	15,333	12,500	17,375	
Monthly rent - City	88	104	125	150	
Ditto - Suburbs	59	107	100	125	
Taxes, owner occupied - City	198		250	250	
Ditto - Suburbs	198		175	250	
Taxes, tenant occupied - City	198		250	350	
Ditto - Suburbs	198		175	250	
Value ? times monthly rent	104	159	120	128	
Ditto - Suburbs	130	143	125	139	
Annual rent as % of value	11.9%	7.6%	10.0%	9.4%	
Ditto - Suburbs	9.2%	8.4%	9.6%	8.6%	

OKLAHOMA CITY, OKLA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,400	$ 1,810	$ 2,050	$ 2,071	$ 2,750
Ditto - Suburbs	766	890	1,500	1,663	2,000
Value of house & lot - City	7,500	14,450	16,300	17,083	20,000
Ditto - Suburbs	6,333	11,850	14,600	16,125	17,500
Monthly rent - City	84	101	110	138	140
Ditto - Suburbs	64	88	94	128	118
Taxes, owner occupied - City	127	148	112	182	230
Ditto - Suburbs	45	88	93	122	125
Taxes, tenant occupied - City	153	189	154	234	285
Ditto - Suburbs	71	92	105	159	160
Value ? times monthly rent	139	143	148	124	143
Ditto - Suburbs	144	174	155	128	148
Annual rent as % of value	8.6%	8.4%	8.1%	9.7%	8.4%
Ditto - Suburbs	8.3%	6.9%	7.7%	9.5%	12.0%

OMAHA, NEBR.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,075	$ 1,530	$ 1,940	$ 1,857	$ 2,500
Ditto - Suburbs	875	1,040	1,550	1,600	2,250
Value of house & lot - City	7,662	12,813	20,000	18,143	20,000
Ditto - Suburbs	8,625	12,400	18,600	17,700	18,000
Monthly rent - City	72	88	115	138	140
Ditto - Suburbs	69	76	102	138	125
Taxes, owner occupied - City	141	233	284	334	350
Ditto - Suburbs	62	124	146	250	300
Taxes, tenant occupied - City	141	233	284	334	350
Ditto - Suburbs	62	124	146	250	300
Value ? times monthly rent	102	149	174	131	143
Ditto - Suburbs	98	163	182	128	144
Annual rent as % of value	11.6%	8.1%	6.9%	9.1%	8.4%
Ditto - Suburbs	12.5%	7.4%	6.6%	9.4%	8.3%

PATERSON, N. J.

	1942	1946	1948	1950	1952
Value of lot - City	$ 875	$ 1,650	$ 1,167	$ 1,500	$ 2,000
Ditto - Suburbs	650	1,000	1,100	1,417	2,000
Value of house & lot - City	7,083	12,500	14,667	16,333	17,650
Ditto - Suburbs	6,916	13,500	14,333	16,500	18,000
Monthly rent - City	68	70	138	108	125
Ditto - Suburbs	60	75	138	118	125
Taxes, owner occupied - City	272	313	440	550	533
Ditto - Suburbs	198	190	300	350	456
Taxes, tenant occupied - City	273	313	440	550	533
Ditto - Suburbs	198	190	300	350	456
Value ? times monthly rent	104	179	106	151	141
Ditto - Suburbs	102	180	104	140	144
Annual rent as % of value	11.5%	6.7%	11.3%	7.9%	8.5%
Ditto - Suburbs	11.8%	6.7%	11.6%	8.6%	8.3%

PEORIA, ILL.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,275	$ 1,500	$ 2,000	$ 1,733	$ 3,000
Ditto - Suburbs	1,100	1,150	1,700	1,333	2,750
Value of house & lot - City	10,625	16,167	17,500	19,166	24,375
Ditto - Suburbs	10,625	15,750	17,500	17,333	24,125
Monthly rent - City	85	85	103	135	150
Ditto - Suburbs	78	82	103	123	150
Taxes, owner occupied - City	158	152	255	208	337
Ditto - Suburbs	106	80	138	148	243
Taxes, tenant occupied - City	158	152	255	208	337
Ditto - Suburbs	106	80	138	148	243
Value ? times monthly rent	125	190	170	142	163
Ditto - Suburbs	136	192	170	141	181
Annual rent as % of value	8.0%	6.3%	7.1%	8.5%	7.4%
Ditto - Suburbs	8.8%	6.2%	7.1%	8.5%	7.5%

PHILADELPHIA, PA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,875	$ 2,500	$ 2,000	$ 1,500	$ 2,000
Ditto - Suburbs	1,250	2,125	1,563	1,000	1,500
Value of house & lot - City	8,125	13,000	17,000	16,125	18,000
Ditto - Suburbs	6,625	12,625	15,333	15,500	17,000
Monthly rent - City	83	93	108	102	125
Ditto - Suburbs	60	90	105	107	100
Taxes, owner occupied - City	170	267	340	261	
Ditto - Suburbs	100	163	213	330	
Taxes, tenant occupied - City	170	267	340	261	
Ditto - Suburbs	100	163	213	330	
Value ? times monthly rent	129	140	180	158	144
Ditto - Suburbs	110	140	146	145	170
Annual rent as % of value	9.3%	8.6%	7.9%	7.6%	8.3%
Ditto - Suburbs	10.9%	8.6%	8.2%	8.3%	7.1%

PHOENIX, ARIZ.

	1942	1946	1948	1950	1952
Value of lot - City	$ 800	$ 1,250	$ 1,000		$ 2,150
Ditto - Suburbs	650	1,000	750		1,700
Value of house & lot - City	7,500	15,000	17,500		22,750
Ditto - Suburbs	7,500	15,000	17,500		21,500
Monthly rent - City	83	112	125		175
Ditto - Suburbs	75	102	100		175
Taxes, owner occupied - City	268	300	375		408
Ditto - Suburbs	171	200	250		300
Taxes, tenant occupied - City	268	300	375		408
Ditto - Suburbs	171	200	250		300
Value ? times monthly rent	90	134	140		151
Ditto - Suburbs	100	147	175		140
Annual rent as % of value	13.3%	9.0%	8.6%		7.9%
Ditto - Suburbs	12.0%	8.2%	6.9%		6.6%

PITTSBURGH, PA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,500	$ 2,375	$ 2,000	$ 2,166	$ 2,500
Ditto - Suburbs	1,150	938	1,350	1,475	1,900
Value of house & lot - City	8,350	12,000	15,000	15,750	18,000
Ditto - Suburbs	7,937	11,240	15,000	14,250	17,250
Monthly rent - City	75	80	100	145	147
Ditto - Suburbs	68	76	100	123	127
Taxes, owner occupied - City	243	433	428	300	375
Ditto - Suburbs	203	175	300	300	312
Taxes, tenant occupied - City	243	433	428	300	375
Ditto - Suburbs	203	175	300	300	312
Value ? times monthly rent	111	150	150	109	122
Ditto - Suburbs	117	149	150	116	136
Annual rent as % of value	10.8%	8.0%	8.0%	11.0%	9.8%
Ditto - Suburbs	10.3%	8.0%	8.0%	10.4%	8.3%

PORTLAND, OREG.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,037	$ 1,262	$ 1,450	$ 1,633	$ 2,200
Ditto - Suburbs	812	817	1,175	1,500	1,500
Value of house & lot - City	7,937	13,750	16,375	17,000	18,000
Ditto - Suburbs	7,787	13,500	15,800	16,000	18,000
Monthly rent - City	74	98	120	125	150
Ditto - Suburbs	65	98	110	100	145
Taxes, owner occupied - City	195	185	181	240	365
Ditto - Suburbs	146	122	148	165	418
Taxes, tenant occupied - City	195	185	181	240	365
Ditto - Suburbs	146	122	148	165	418
Value ? times monthly rent	107	140	136	136	120
Ditto - Suburbs	120	138	144	160	124
Annual rent as % of value	11.2%	8.6%	8.8%	8.8%	10.0%
Ditto - Suburbs	10.8%	8.7%	8.4%	7.5%	9.7%

PROVIDENCE, R. I.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,475	$ 2,844	$ 2,150	$ 2,560	$ 2,350
Ditto - Suburbs	833	1,680	1,500	1,175	1,500
Value of house & lot - City	9,950	14,875	17,721	16,500	19,000
Ditto - Suburbs	7,866	12,813	16,625	14,250	17,750
Monthly rent - City	71	113	148	138	137
Ditto - Suburbs	67	95	94	113	105
Taxes, owner occupied - City	165	284	250	314	365
Ditto - Suburbs	127	195	190	222	242
Taxes, tenant occupied - City	165	284	250	314	365
Ditto - Suburbs	127	195	190	222	242
Value ? times monthly rent	138	133	121	120	139
Ditto - Suburbs	117	138	177	126	169
Annual rent as % of value	9.4%	9.1%	9.9%	10.0%	8.7%
Ditto - Suburbs	10.2%	8.9%	6.8%	9.5%	7.1%

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

PUEBLO, COLO.

	1942	1946	1948	1950	1952
Value of lot - City	$ 495	$ 750	$ 738	$ 1,000	$ 1,000
Ditto - Suburbs	250	425	388	625	800
Value of house & lot - City	7,000	12,646	14,408	16,750	20,750
Ditto - Suburbs	6,250	10,500	13,033	15,063	17,000
Monthly rent - City	60	73	84	105	145
Ditto - Suburbs	55	68	72	88	127
Taxes, owner occupied - City	228	250	379	271	325
Ditto - Suburbs	81	125	180	149	125
Taxes, tenant occupied - City	228	250	379	271	325
Ditto - Suburbs	81	125	180	149	125
Value ? times monthly rent	108	173	172	180	143
Ditto - Suburbs	114	154	179	171	124
Annual rent as % of value	11.3%	6.9%	7.0%	7.5%	8.4%
Ditto - Suburbs	10.6%	7.8%	6.7%	7.0%	9.7%

RACINE, WISC.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,133	$ 1,520	$ 1,450	$ 1,167	$ 1,500
Ditto - Suburbs	583	940	850	933	1,000
Value of house & lot - City	7,833	12,200	15,000	17,167	20,000
Ditto - Suburbs	7,625	11,600	14,250	15,833	18,000
Monthly rent - City	80	81	102	125	150
Ditto - Suburbs	55	74	84	100	100
Taxes, owner occupied - City	173	195	280	265	330
Ditto - Suburbs	123	163	106	200	150
Taxes, tenant occupied - City	173	195	280	265	320
Ditto - Suburbs	123	163	106	200	150
Value ? times monthly rent	131	151	147	137	133
Ditto - Suburbs	139	137	170	156	180
Annual rent as % of value	9.2%	8.0%	8.2%	8.7%	9.0%
Ditto - Suburbs	8.7%	7.7%	7.1%	7.8%	8.7%

RALEIGH, N.C.

	1942	1946	1948	1950	1952
Value of lot - City	$ 987	$ 1,638	$ 1,150	$ 1,250	$ 2,000
Ditto - Suburbs	816	1,188	750	1,000	1,500
Value of house & lot - City	7,250	11,375	14,000	12,833	18,500
Ditto - Suburbs	6,916	9,500	13,000	12,333	17,500
Monthly rent - City	63	81	92	85	125
Ditto - Suburbs	58	69	80	75	125
Taxes, owner occupied - City	121	133	153	168	298
Ditto - Suburbs	42	53	48	80	94
Taxes, tenant occupied - City	121	133	153	168	298
Ditto - Suburbs	42	53	48	80	94
Value ? times monthly rent	115	140	152	151	148
Ditto - Suburbs	119	138	163	164	140
Annual rent as % of value	10.4%	8.6%	7.9%	7.9%	8.1%
Ditto - Suburbs	10.1%	8.7%	7.4%	7.3%	8.6%

READING, PA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,500	$ 1,375	$ 1,323	$ 1,750	$ 1,500
Ditto - Suburbs	1,000	1,208	1,075	1,438	1,125
Value of house & lot - City	7,625	13,167	15,250	15,313	13,750
Ditto - Suburbs	7,250	11,667	15,250	14,500	13,000
Monthly rent - City	68	90	120	105	100
Ditto - Suburbs	49	90	120	80	100
Taxes, owner occupied - City	150	227	172	300	240
Ditto - Suburbs	148	154	110	204	157
Taxes, tenant occupied - City	150	227	172	300	240
Ditto - Suburbs	148	154	110	204	157
Value ? times monthly rent	106	146	127	146	138
Ditto - Suburbs	148	130	127	181	120
Annual rent as % of value	7.2%	8.2%	9.4%	8.2%	8.7%
Ditto - Suburbs	8.1%	9.3%	9.4%	8.6%	9.2%

RICHMOND, VA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 975	$ 1,186	$ 1,600	$ 1,317	$ 1,500
Ditto - Suburbs	812	921	1,217	1,000	1,000
Value of house & lot - City	7,500	12,768	15,150	16,083	18,000
Ditto - Suburbs	7,125	12,383	14,750	15,833	17,000
Monthly rent - City	69	79	101	125	127
Ditto - Suburbs	63	78	97	100	125
Taxes, owner occupied - City	134	212	224	322	271
Ditto - Suburbs	51	92	87	122	122
Taxes, tenant occupied - City	134	212	224	322	271
Ditto - Suburbs	51	92	87	122	122
Value ? times monthly rent	109	161	150	129	142
Ditto - Suburbs	113	159	152	158	136
Annual rent as % of value	11.0%	7.4%	8.0%	9.3%	8.5%
Ditto - Suburbs	10.6%	7.8%	7.9%	7.8%	8.8%

ROANOKE, VA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 650	$ 1,188	$ 1,233	$ 1,125	$ 1,750
Ditto - Suburbs	575	917	850	913	1,200
Value of house & lot - City	5,250	11,750	13,698	14,875	15,900
Ditto - Suburbs	5,125	11,667	12,760	14,875	15,000
Monthly rent - City	38	76	90	108	110
Ditto - Suburbs	43	67	75	101	110
Taxes, owner occupied - City	72	138	135	165	175
Ditto - Suburbs	33	62	56	86	115
Taxes, tenant occupied - City	72	138	135	165	175
Ditto - Suburbs	33	62	56	86	115
Value ? times monthly rent	138	195	152	138	145
Ditto - Suburbs	119	174	170	147	136
Annual rent as % of value	8.7%	7.8%	7.9%	8.7%	8.3%
Ditto - Suburbs	10.1%	8.9%	7.1%	8.1%	8.8%

ROCHESTER, N.Y.

	1942	1946	1948	1950	1952
Value of lot - City	$ 737	$ 925	$ 1,050	$ 1,000	$ 1,500
Ditto - Suburbs	725	1,021	1,158	876	1,400
Value of house & lot - City	6,907	13,000	15,062	14,000	16,000
Ditto - Suburbs	7,700	14,333	15,625	14,929	18,000
Monthly rent - City	65	93	112	112	130
Ditto - Suburbs	68	95	114	119	150
Taxes, owner occupied - City	302	365	350	342	340
Ditto - Suburbs	130	199	203	203	280
Taxes, tenant occupied - City	302	365	350	342	340
Ditto - Suburbs	130	199	203	203	280
Value ? times monthly rent	107	140	134	125	107
Ditto - Suburbs	113	151	137	125	120
Annual rent as % of value	11.2%	8.6%	8.9%	9.6%	12.0%
Ditto - Suburbs	10.6%	8.0%	8.8%	9.6%	10.0%

ROCKFORD, ILL.

	1942	1946	1948	1950	1952
Value of lot - City	$ 867	$ 1,875	$ 1,667	$ 1,467	$ 1,800
Ditto - Suburbs	550		1,140	933	1,300
Value of house & lot - City	9,600	15,000	16,000	19,167	21,000
Ditto - Suburbs	8,625		15,000	18,667	20,000
Monthly rent - City	63	80	108	108	125
Ditto - Suburbs	58		78	93	125
Taxes, owner occupied - City	116	243	139	215	200
Ditto - Suburbs	104		116	191	180
Taxes, tenant occupied - City	116	243	139	215	200
Ditto - Suburbs	104		116	191	180
Value ? times monthly rent	152	188	154	177	168
Ditto - Suburbs	149		192	201	180
Annual rent as % of value	7.9%	6.4%	7.8%	6.8%	7.1%
Ditto - Suburbs	8.1%		8.2%	8.0%	7.5%

SACRAMENTO, CALIF.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,200	$ 2,131	$ 2,750	$ 3,500	$ 4,000
Ditto - Suburbs	650	1,417	1,938	2,167	2,950
Value of house & lot - City	8,000	16,188	18,167	21,000	23,750
Ditto - Suburbs	6,750	15,083	17,313	18,833	21,250
Monthly rent - City	86	108	155	175	150
Ditto - Suburbs	63	98	143	158	125
Taxes, owner occupied - City	190	269	395	353	346
Ditto - Suburbs	119	171	351	297	225
Taxes, tenant occupied - City	190	269	395	353	346
Ditto - Suburbs	119	171	351	297	225
Value ? times monthly rent	121	150	117	120	158
Ditto - Suburbs	107	154	121	119	170
Annual rent as % of value	9.9%	8.0%	10.2%	10.0%	7.6%
Ditto - Suburbs	11.2%	7.8%	9.9%	10.3%	7.1%

SAGINAW, BAY CITY, WISC.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,200	$ 990	$ 1,500	$ 1,479	$ 2,250
Ditto - Suburbs	600	600	980	1,150	1,375
Value of house & lot - City	9,500	15,200	15,875	17,333	20,000
Ditto - Suburbs	8,500	13,700	15,125	16,667	20,000
Monthly rent - City	75	91	105	118	140
Ditto - Suburbs	65	83	98	105	120
Taxes, owner occupied - City	183	139	139	206	250
Ditto - Suburbs	38	72	41	76	100
Taxes, tenant occupied - City	183	139	139	206	250
Ditto - Suburbs	38	72	41	76	100
Value ? times monthly rent	127	167	151	147	143
Ditto - Suburbs	131	165	155	159	167
Annual rent as % of value	9.5%	7.2%	7.9%	8.2%	8.4%
Ditto - Suburbs	9.2%	7.3%	7.8%	7.6%	7.2%

ST. JOSEPH, MO.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,312	$ 1,233	$ 1,375	$ 1,113	$ 1,375
Ditto - Suburbs	612	625	675	638	825
Value of house & lot - City	7,312	12,625	14,250	14,500	15,000
Ditto - Suburbs	6,800	11,500	13,350	13,250	13,125
Monthly rent - City	68	68	100	115	100
Ditto - Suburbs	46	64	93	100	88
Taxes, owner occupied - City	128	248	335	347	320
Ditto - Suburbs	114	138	204	203	200
Taxes, tenant occupied - City	128	248	335	347	320
Ditto - Suburbs	114	138	204	203	200
Value ? times monthly rent	108	186	143	126	150
Ditto - Suburbs	148	180	144	133	149
Annual rent as % of value	11.2%	6.5%	8.4%	9.5%	8.0%
Ditto - Suburbs	8.1%	6.7%	8.4%	9.1%	8.0%

ST. LOUIS, MO.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,383	$ 1,864	$ 2,167	$ 2,100	$ 2,500
Ditto - Suburbs	1,250	1,656	1,807	1,870	2,250
Value of house & lot - City	8,183	15,367	17,667	18,300	19,750
Ditto - Suburbs	8,125	15,083	17,167	18,400	20,000
Monthly rent - City	68	90	141	155	142
Ditto - Suburbs	70	93	139	149	142
Taxes, owner occupied - City	165	218	265	247	285
Ditto - Suburbs	140	204	227	231	260
Taxes, tenant occupied - City	165	218	265	247	285
Ditto - Suburbs	140	204	227	231	260
Value ? times monthly rent	120	155	125	117	139
Ditto - Suburbs	116	162	124	123	141
Annual rent as % of value	10.0%	7.7%	9.6%	10.2%	8.6%
Ditto - Suburbs	10.3%	7.4%	9.7%	9.7%	8.5%

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

ST. PAUL, MINN.

	1942	1946	1948	1950	1952
Value of lot - City	$ 988	$ 1,140	$ 1,350	$ 1,350	$ 1,800
Ditto - Suburbs	662	730	717	933	1,400
Value of house & lot - City	9,016	14,900	17,400	21,333	19,000
Ditto - Suburbs	8,537	14,000	15,625	20,167	18,000
Monthly rent - City	62	108	121	158	150
Ditto - Suburbs	68	99	110	145	120
Taxes, owner occupied - City	247	295	237	444	425
Ditto - Suburbs	98	141	124	350	225
Taxes, tenant occupied - City	317	385	385	520	500
Ditto - Suburbs	126	161	166	400	300
Value ? times monthly rent	110	138	144	135	127
Ditto - Suburbs	126	141	142	139	150
Annual rent as % of value	10.9%	8.7%	8.3%	8.9%	9.5%
Ditto - Suburbs	9.6%	8.5%	8.4%	8.6%	8.0%

ST. PETERSBURG, FLA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 706	$ 1,713	$ 1,500	$ 1,700	$ 2,500
Ditto - Suburbs	487	550	867	950	1,800
Value of house & lot - City	7,333	15,000	22,000	17,000	21,900
Ditto - Suburbs	6,500	11,375	19,500	16,125	20,000
Monthly rent - City	63	108	133	156	150
Ditto - Suburbs	60	75	125	134	125
Taxes, owner occupied - City	108	194	88	180	300
Ditto - Suburbs	45	53	42	90	135
Taxes, tenant occupied - City	306	227	225	360	460
Ditto - Suburbs	99	105	115	180	350
Value ? times monthly rent	116	141	165	109	143
Ditto - Suburbs	108	152	156	120	160
Annual rent as % of value	10.3%	8.5%	7.3%	11.0%	8.4%
Ditto - Suburbs	11.1%	7.9%	7.7%	10.0%	7.5%

SALT LAKE CITY, UTAH

	1942	1946	1948	1950	1952
Value of lot - City	$ 850	$ 1,500	$ 1,917	$ 3,500	$ 3,500
Ditto - Suburbs	550	913	1,100	1,983	2,500
Value of house & lot - City	9,250	15,750	19,000	20,500	25,500
Ditto - Suburbs	8,000	14,500	18,000	19,333	24,250
Monthly rent - City	88	111	125	162	150
Ditto - Suburbs	75	98	110	142	140
Taxes, owner occupied - City	183	273	180	290	350
Ditto - Suburbs	95	171	125	207	175
Taxes, tenant occupied - City	183	273	180	290	350
Ditto - Suburbs	95	171	125	207	175
Value ? times monthly rent	105	142	152	127	170
Ditto - Suburbs	107	148	164	136	173
Annual rent as % of value	11.4%	8.5%	7.9%	9.5%	7.1%
Ditto - Suburbs	11.3%	8.1%	7.3%	8.8%	6.9%

SAN ANTONIO, TEX.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,125	$ 1,450	$ 1,875	$ 1,750	
Ditto - Suburbs	950	1,163	1,750	1,000	
Value of house & lot - City	8,277	16,333	19,800	19,250	
Ditto - Suburbs	8,215	17,333	17,500	16,000	
Monthly rent - City	73	133	188	162	
Ditto - Suburbs	74	125	138	150	
Taxes, owner occupied - City	170		452		
Ditto - Suburbs	35		275		
Taxes, tenant occupied - City	190		462	450	
Ditto - Suburbs	52		275	125	
Value ? times monthly rent	113	138	130	110	
Ditto - Suburbs	111	139	127	107	
Annual rent as % of value	10.6%	8.7%	9.2%	10.1%	
Ditto - Suburbs	10.8%	8.7%	9.5%	11.2%	

SAN DIEGO, CALIF.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,033	$ 1,821	$ 2,880	$ 2,883	$ 3,500
Ditto - Suburbs	716	1,193	2,560	2,067	2,750
Value of house & lot - City	8,733	14,929	19,214	16,917	17,400
Ditto - Suburbs	8,333	13,583	18,750	16,167	18,900
Monthly rent - City	78	88	150	129	150
Ditto - Suburbs	66	85	131	110	147
Taxes, owner occupied - City	213	251	283	302	300
Ditto - Suburbs	150	171	228	227	230
Taxes, tenant occupied - City	213	251	283	302	300
Ditto - Suburbs	150	171	228	227	230
Value ? times monthly rent	112	170	128	131	116
Ditto - Suburbs	126	160	143	147	115
Annual rent as % of value	10.7%	7.1%	9.4%	9.2%	10.3%
Ditto - Suburbs	9.5%	7.5%	8.4%	8.2%	10.4%

SAN FRANCISCO, CALIF.

	1942	1946	1948	1950	1952
Value of lot - City	$ 2,025	$ 4,375	$ 4,000	$ 5,000	$ 4,250
Ditto - Suburbs	1,416	2,333	2,750	2,500	2,750
Value of house & lot - City	9,688	15,250	20,100	21,000	19,000
Ditto - Suburbs	8,750	11,500	19,000	16,750	16,500
Monthly rent - City	91	100	158	180	162
Ditto - Suburbs	85	80	125	150	135
Taxes, owner occupied - City	207	280	307	393	264
Ditto - Suburbs	171		167	325	210
Taxes, tenant occupied - City	207	269	307	393	264
Ditto - Suburbs	171		167	325	210
Value ? times monthly rent	107	153	127	117	117
Ditto - Suburbs	103	144	152	112	122
Annual rent as % of value	11.3%	7.9%	9.4%	10.3%	10.2%
Ditto - Suburbs	11.7%	8.3%	7.9%	10.7%	9.8%

SAN JOSE, CALIF.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,750	$ 1,650	$ 2,500	$ 2,207	$ 3,250
Ditto - Suburbs	825	1,200	1,860	1,465	2,400
Value of house & lot - City	7,400	17,800	19,700	18,150	19,500
Ditto - Suburbs	7,087	16,500	18,300	17,072	19,000
Monthly rent - City	64	103	153	167	140
Ditto - Suburbs	56	91	150	151	125
Taxes, owner occupied - City	153	195	246	263	325
Ditto - Suburbs	116	141	170	196	250
Taxes, tenant occupied - City	153	195	246	263	325
Ditto - Suburbs	116	141	170	196	250
Value ? times monthly rent	116	173	129	109	139
Ditto - Suburbs	127	181	122	113	152
Annual rent as % of value	10.4%	6.9%	9.3%	11.0%	8.6%
Ditto - Suburbs	9.5%	6.6%	9.8%	10.6%	7.9%

SEATTLE, WASH.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,167	$ 1,890	$ 1,875	$ 1,958	$ 2,500
Ditto - Suburbs	833	1,100	1,313	1,317	1,650
Value of house & lot - City	9,375	17,600	18,000	16,567	21,750
Ditto - Suburbs	8,666	16,700	16,875	15,584	19,500
Monthly rent - City	88	128	131	130	142
Ditto - Suburbs	77	110	121	109	120
Taxes, owner occupied - City	147	164	199	180	185
Ditto - Suburbs	110	120	163	186	180
Taxes, tenant occupied - City	147	164	199	180	185
Ditto - Suburbs	110	120	163	186	180
Value ? times monthly rent	107	140	137	127	153
Ditto - Suburbs	113	152	139	143	163
Annual rent as % of value	11.3%	8.0%	8.7%	9.4%	7.8%
Ditto - Suburbs	10.7%	7.9%	8.6%	8.4%	7.4%

SHREVEPORT, LA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,000	$ 1,538	$ 2,167	$ 2,075	$ 2,000
Ditto - Suburbs	380	813	1,750	1,208	1,500
Value of house & lot - City	7,375	12,188	16,333	17,333	17,500
Ditto - Suburbs	6,125	10,375	14,500	15,667	16,000
Monthly rent - City	66	72	120	125	125
Ditto - Suburbs	53	58	87	100	100
Taxes, owner occupied - City	113	154	225	222	224
Ditto - Suburbs	24	61	90	105	102
Taxes, tenant occupied - City	135	193	277	288	288
Ditto - Suburbs	31	76	125	140	146
Value ? times monthly rent	109	109	136	139	140
Ditto - Suburbs	116	179	167	157	160
Annual rent as % of value	11.1%	7.1%	6.9%	6.7%	6.6%
Ditto - Suburbs	10.4%	6.7%	7.2%	7.7%	7.5%

SIOUX CITY, IOWA

	1942	1946	1948	1950	1952
Value of lot - City	$ 783	$ 1,214	$ 1,250	$ 1,363	$ 1,500
Ditto - Suburbs		437	1,000	500	750
Value of house & lot - City	7,316	13,107	17,167	16,275	20,000
Ditto - Suburbs		11,167	16,500	15,500	18,000
Monthly rent - City	58	77	108	150	125
Ditto - Suburbs		75	90	125	125
Taxes, owner occupied - City	144	138	188	240	263
Ditto - Suburbs		68	188	101	175
Taxes, tenant occupied - City	206	206	310	303	225
Ditto - Suburbs		143	250	163	225
Value ? times monthly rent	126	170	159	123	180
Ditto - Suburbs		140	178	124	144
Annual rent as % of value	9.9%	7.0%	7.6%	9.9%	7.5%
Ditto - Suburbs		8.1%	6.6%	8.7%	8.3%

SOUTH BEND, IND.

	1942	1946	1948	1950	1952
Value of lot - City	$ 787	$ 1,421	$ 1,250	$ 1,713	$ 1,800
Ditto - Suburbs	375	838	900	988	1,000
Value of house & lot - City	8,300	13,714	16,867	19,700	21,000
Ditto - Suburbs	7,750	12,583	16,500	17,750	19,700
Monthly rent - City	61	99	96	125	150
Ditto - Suburbs	56	89	100	110	125
Taxes, owner occupied - City	163	200	250	251	240
Ditto - Suburbs	90	124	207	156	175
Taxes, tenant occupied - City	163	200	250	251	240
Ditto - Suburbs	90	124	207	156	175
Value ? times monthly rent	136	136	178	158	140
Ditto - Suburbs	136	141	165	161	158
Annual rent as % of value	8.6%	8.7%	8.6%	7.6%	8.6%
Ditto - Suburbs	8.7%	8.9%	7.2%	7.4%	7.9%

SPOKANE, WASH.

	1942	1946	1948	1950	1952
Value of lot - City	$ 650	$ 895	$ 1,250	$ 1,417	$ 2,000
Ditto - Suburbs	325	455	594	850	1,250
Value of house & lot - City	8,023	12,900	18,150	20,500	23,000
Ditto - Suburbs	7,125	11,720	17,750	19,667	20,000
Monthly rent - City	72	85	128	170	150
Ditto - Suburbs	68	73	123		135
Taxes, owner occupied - City	139	166	213	250	258
Ditto - Suburbs	103	120	178	225	200
Taxes, tenant occupied - City	139	166	213	250	258
Ditto - Suburbs	103	129	178	225	200
Value ? times monthly rent	112	147	142	121	153
Ditto - Suburbs	105	161	144		148
Annual rent as % of value	10.8%	8.2%	8.9%	10.0%	7.8%
Ditto - Suburbs	11.5%	7.9%	8.3%		8.1%

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

SPRINGFIELD, ILL.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,300		$ 2,167	$ 2,000	$ 2,500
Ditto - Suburbs	1,000		1,400	1,350	2,000
Value of house & lot - City	9,250		18,500	16,500	23,000
Ditto - Suburbs	8,850		18,000	17,909	20,000
Monthly rent - City	70		115	113	120
Ditto - Suburbs	65		115		113
Taxes, owner occupied - City	153		290	273	275
Ditto - Suburbs	128		200		150
Taxes, tenant occupied - City	153		290	273	275
Ditto - Suburbs	128		200		150
Value ? times monthly rent	132		161	164	192
Ditto - Suburbs	136		157		177
Annual rent as % of value	9.1%		7.5%	7.2%	6.3%
Ditto - Suburbs	8.8%		7.7%	7.0%	6.8%

SPRINGFIELD, MASS.

	1942	1946	1948	1950	1952
Value of lot - City	$ 866	$ 1,050	$ 1,175	$ 983	$ 1,200
Ditto - Suburbs	666	856	850	967	1,100
Value of house & lot - City	8,600	12,125	15,200	13,667	17,000
Ditto - Suburbs	8,533	11,238	14,250	13,750	16,500
Monthly rent - City	85	84	125	122	137
Ditto - Suburbs	87	81	131	119	125
Taxes, owner occupied - City	267	301	310	346	400
Ditto - Suburbs	208	258	223	273	305
Taxes, tenant occupied - City	267	301	310	346	400
Ditto - Suburbs	208	258	223	273	305
Value ? times monthly rent	101	144	122	112	124
Ditto - Suburbs	98	140	124	116	144
Annual rent as % of value	11.9%	8.3%	9.9%	10.7%	9.7%
Ditto - Suburbs	12.7%	8.6%	9.7%	10.4%	8.3%

SPRINGFIELD, OHIO

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,233	$ 1,200	$ 1,500	$ 1,530	$ 2,500
Ditto - Suburbs	968	700	1,300	1,070	1,700
Value of house & lot - City	8,700	14,000	17,375	15,583	22,500
Ditto - Suburbs	7,753	12,667	16,875	13,480	20,000
Monthly rent - City	60	78	109	106	150
Ditto - Suburbs	57	78	106	106	138
Taxes, owner occupied - City	102	113	225	226	203
Ditto - Suburbs	67	80	163	173	158
Taxes, tenant occupied - City	102	113	225	226	203
Ditto - Suburbs	67	80	163	173	158
Value ? times monthly rent	145	180	159	150	150
Ditto - Suburbs	136	162	159	127	145
Annual rent as % of value	6.3%	6.7%	7.5%	8.2%	8.0%
Ditto - Suburbs	8.8%	7.4%	7.5%	9.4%	7.8%

STOCKTON, CALIF.

	1942	1946	1948	1950	1952
Value of lot - City	$ 833	$ 1,556	$ 1,750	$ 2,000	$ 2,500
Ditto - Suburbs	583	778	1,250	1,625	2,000
Value of house & lot - City	9,000	17,147	15,000	19,400	20,000
Ditto - Suburbs	7,650	16,550	12,000	18,400	18,000
Monthly rent - City	83	94	150	124	150
Ditto - Suburbs	70	85	125	120	125
Taxes, owner occupied - City	190	229	600	418	475
Ditto - Suburbs	103	108	225	300	325
Taxes, tenant occupied - City	190	229	600	418	475
Ditto - Suburbs	103	108	225	300	325
Value ? times monthly rent	109	183	100	156	133
Ditto - Suburbs	112	185	96	153	144
Annual rent as % of value	11.1%	6.6%	12.0%	7.7%	9.0%
Ditto - Suburbs	10.7%	6.2%	12.5%	7.8%	8.3%

SYRACUSE, N.Y.

	1942	1946	1948	1950	1952
Value of lot - City	$ 700	$ 1,440	$ 1,042	$ 1,175	$ 1,250
Ditto - Suburbs	700	1,150	867	1,200	1,000
Value of house & lot - City	8,675	14,400	16,250	16,375	18,000
Ditto - Suburbs	8,873	14,375	15,916	16,625	18,000
Monthly rent - City	73	81	133	131	135
Ditto - Suburbs	75	73	128	131	135
Taxes, owner occupied - City	250	422	383	396	360
Ditto - Suburbs	120	138	167	194	275
Taxes, tenant occupied - City	250	422	383	396	360
Ditto - Suburbs	120	138	167	194	275
Value ? times monthly rent	122	178	122	125	133
Ditto - Suburbs	188	197	124	127	133
Annual rent as % of value	9.9%	6.9%	9.8%	9.6%	9.0%
Ditto - Suburbs	10.1%	6.1%	9.7%	9.5%	9.0%

TERRE HAUTE, IND.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,000	$ 971	$ 1,007	$ 1,370	$ 1,250
Ditto - Suburbs	750	817	795	1,210	1,250
Value of house & lot - City	8,500	11,929	14,083	17,250	17,500
Ditto - Suburbs	8,250	11,250	13,883	17,600	17,500
Monthly rent - City	59	81	91	130	150
Ditto - Suburbs	60	69	89	130	150
Taxes, owner occupied - City	193	220	269	343	320
Ditto - Suburbs	92	108	162	230	223
Taxes, tenant occupied - City	193	220	269	343	320
Ditto - Suburbs	92	108	162	230	223
Value ? times monthly rent	144	147	155	133	117
Ditto - Suburbs	138	163	156	135	117
Annual rent as % of value	8.3%	8.1%	7.8%	9.0%	10.3%
Ditto - Suburbs	8.7%	7.4%	7.7%	8.9%	10.3%

TOLEDO, OHIO

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,467		$ 1,762	$ 1,700	$ 2,375
Ditto - Suburbs	1,112		1,413	1,267	1,500
Value of house & lot - City	10,875		19,333	18,583	22,750
Ditto - Suburbs	10,437		18,300	17,583	22,000
Monthly rent - City	91		139	131	160
Ditto - Suburbs	87		127	122	145
Taxes, owner occupied - City	171		236	208	256
Ditto - Suburbs	144		199	183	202
Taxes, tenant occupied - City	171		236	208	256
Ditto - Suburbs	144		199	183	202
Value ? times monthly rent	120		139	142	142
Ditto - Suburbs	120		144	144	152
Annual rent as % of value	10.0%		8.6%	8.5%	8.4%
Ditto - Suburbs	10.0%		8.3%	8.3%	7.9%

TOPEKA, KANSAS

	1942	1946	1948	1950	1952
Value of lot - City	$ 566	$ 817	$ 1,000	$ 1,200	$ 1,850
Ditto - Suburbs	350	610	808	700	1,000
Value of house & lot - City	7,083	13,250	16,000	14,667	19,500
Ditto - Suburbs	6,550	12,100	13,000	12,667	17,000
Monthly rent - City	63	83	96	105	138
Ditto - Suburbs	55	73	71	97	110
Taxes, owner occupied - City	180	237	216	245	312
Ditto - Suburbs	89	174	107	100	143
Taxes, tenant occupied - City	180	237	216	245	312
Ditto - Suburbs	89	174	107	100	143
Value ? times monthly rent	112	180	167	140	141
Ditto - Suburbs	119	166	183	131	155
Annual rent as % of value	10.7%	7.5%	7.2%	8.6%	8.5%
Ditto - Suburbs	10.1%	7.2%	6.6%	9.2%	7.8%

TRENTON, N. J.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,016	$ 1,800	$ 1,360	$ 1,400	$ 2,000
Ditto - Suburbs	675	1,300	985	1,225	1,500
Value of house & lot - City	7,500	12,700	16,083	16,083	18,500
Ditto - Suburbs	7,125	12,700	16,333	15,833	18,000
Monthly rent - City	63	95	121	129	
Ditto - Suburbs	60	93	115	121	
Taxes, owner occupied - City	291	425	454	415	541
Ditto - Suburbs	201	199	233	260	375
Taxes, tenant occupied - City	291	425	454	415	541
Ditto - Suburbs	201	199	233	260	375
Value ? times monthly rent	119	134	133	126	
Ditto - Suburbs	119	137	142	131	
Annual rent as % of value	10.1%	9.0%	9.0%	9.6%	
Ditto - Suburbs	10.1%	8.8%	8.4%	9.2%	

TULSA, OKLA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 880			$ 1,625	$ 2,500
Ditto - Suburbs	650			1,388	1,500
Value of house & lot - City	7,708			16,563	19,500
Ditto - Suburbs	7,500			15,625	18,500
Monthly rent - City	78			131	150
Ditto - Suburbs	70			113	115
Taxes, owner occupied - City	131			241	235
Ditto - Suburbs	95			163	180
Taxes, tenant occupied - City	172			278	275
Ditto - Suburbs	95			193	200
Value ? times monthly rent	99			126	130
Ditto - Suburbs	107			136	161
Annual rent as % of value	12.1%			9.5%	9.2%
Ditto - Suburbs	11.2%			8.7%	7.5%

WACO, TEXAS

	1942	1946	1948	1950	1952
Value of lot - City	$ 500	$ 950	$ 1,337	$ 1,500	$ 2,000
Ditto - Suburbs	537	575	1,100	825	1,000
Value of house & lot - City	5,930	13,896	16,000	17,667	19,750
Ditto - Suburbs	5,537	12,417	14,000	16,333	19,250
Monthly rent - City	50	92	144	125	135
Ditto - Suburbs	45	76	109	100	125
Taxes, owner occupied - City	148	223	238	355	256
Ditto - Suburbs	56	87	63	95	53
Taxes, tenant occupied - City	165	245	251	355	276
Ditto - Suburbs	72	116	85	95	66
Value ? times monthly rent	119	151	111	141	146
Ditto - Suburbs	123	163	128	163	154
Annual rent as % of value	10.1%	8.0%	10.8%	8.5%	8.2%
Ditto - Suburbs	9.8%	7.3%	9.3%	7.3%	7.0%

WARREN, OHIO

	1942	1946	1948	1950	1952
Value of lot - City	$ 750	$ 860	$ 1,250	$ 1,380	$ 2,050
Ditto - Suburbs	250	520	650	750	1,250
Value of house & lot - City	8,500	10,320	16,000	15,460	20,500
Ditto - Suburbs	7,500	9,000	14,167	12,900	18,500
Monthly rent - City	68	73	108	97	120
Ditto - Suburbs	60	59	87	71	100
Taxes, owner occupied - City			152	150	187
Ditto - Suburbs			113	104	170
Taxes, tenant occupied - City			152	150	187
Ditto - Suburbs			113	104	170
Value ? times monthly rent	125	141	148	159	171
Ditto - Suburbs	125	153	163	182	185
Annual rent as % of value	9.6%	8.5%	8.1%	7.5%	7.0%
Ditto - Suburbs	9.6%	7.9%	7.4%	6.6%	6.5%

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

WASHINGTON, D.C.

	1942	1946	1948	1950	1952
Value of lot - City			$ 2,875	$ 2,675	$ 2,500
Ditto - Suburbs			1,750	1,900	
Value of house & lot - City			17,937	21,200	22,500
Ditto - Suburbs			16,333	18,650	
Monthly rent - City			118	161	180
Ditto - Suburbs			110	148	
Taxes, owner occupied - City			178	213	194
Ditto - Suburbs			155	187	
Taxes, tenant occupied - City			178	213	194
Ditto - Suburbs			155	187	
Value ? times monthly rent			152	132	141
Ditto - Suburbs			148	133	
Annual rent as % of value			7.9%	9.1%	8.5%
Ditto - Suburbs			8.1%	9.0%	

WATERBURY, CONN.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,312	$ 1,325	$ 2,000	$ 1,800	$ 1,900
Ditto - Suburbs	737	800	1,500	975	1,200
Value of house & lot - City	8,237	11,625	10,000	16,625	19,750
Ditto - Suburbs	7,625	10,750	10,000	16,125	18,250
Monthly rent - City	62	85	100	119	130
Ditto - Suburbs	55	80	100	108	100
Taxes, owner occupied - City	208	264	260	352	384
Ditto - Suburbs	124	170	250	210	267
Taxes, tenant occupied - City	208	264	260	352	384
Ditto - Suburbs	124	170	250	210	267
Value ? times monthly rent	133	137	100	140	152
Ditto - Suburbs	139	134	100	149	182
Annual rent as % of value	9.0%	8.8%	12.0%	8.6%	7.9%
Ditto - Suburbs	8.6%	8.9%	12.0%	8.0%	6.6%

WATERLOO, IOWA

	1942	1946	1948	1950	1952
Value of lot - City	$ 875	$ 1,106	$ 1,375	$ 1,650	$ 2,000
Ditto - Suburbs	625	825	816	970	1,000
Value of house & lot - City	6,625	13,794	17,375	17,100	20,000
Ditto - Suburbs	6,750	12,870	15,000	14,400	16,000
Monthly rent - City	80	74	98	111	125
Ditto - Suburbs	48	72	90	104	100
Taxes, owner occupied - City	177	144	348	236	254
Ditto - Suburbs	85	59	192	123	
Taxes, tenant occupied - City	246	270	410	288	316
Ditto - Suburbs	148	83	254	170	
Value ? times monthly rent	144	186	177	154	160
Ditto - Suburbs	141	176	167	138	180
Annual rent as % of value	8.3%	6.4%	6.8%	7.8%	7.5%
Ditto - Suburbs	8.5%	6.8%	7.2%	8.7%	6.7%

WHEELING, W. VA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,116	$ 2,167	$ 2,750	$ 3,000	$ 3,250
Ditto - Suburbs	1,016	1,200	1,300	1,500	1,500
Value of house & lot - City	9,250	12,500	16,875	17,000	19,500
Ditto - Suburbs	7,416	10,750	12,375	13,333	17,500
Monthly rent - City	57	73	93	92	125
Ditto - Suburbs	45	64	72	72	90
Taxes, owner occupied - City	65	69	94	104	85
Ditto - Suburbs	42	51	75	55	80
Taxes, tenant occupied - City	130	138	187	208	170
Ditto - Suburbs	84	101	150	109	160
Value ? times monthly rent	162	171	171	185	156
Ditto - Suburbs	165	168	172	185	194
Annual rent as % of value	7.4%	7.0%	7.0%	6.5%	7.7%
Ditto - Suburbs	7.3%	7.1%	7.0%	6.5%	8.2%

WICHITA, KANS.

	1942	1946	1948	1950	1952
Value of lot - City	$ 743		$ 1,313	$ 1,430	
Ditto - Suburbs	521		850	740	
Value of house & lot - City	6,687		15,000	15,200	
Ditto - Suburbs	6,375		13,833	15,200	
Monthly rent - City	63		96	118	
Ditto - Suburbs	56		98	104	
Taxes, owner occupied - City	193		294	372	
Ditto - Suburbs	63		91	166	
Taxes, tenant occupied - City	193		294	372	
Ditto - Suburbs	63		91	166	
Value ? times monthly rent	106		156	129	
Ditto - Suburbs	114		141	146	
Annual rent as % of value	11.3%		7.7%	9.3%	
Ditto - Suburbs	10.5%		8.5%	8.2%	

WILKES - BARRE, PA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,625	$ 1,960	$ 2,375	$ 2,330	$ 3,000
Ditto - Suburbs	1,087	1,240	1,250	1,150	2,500
Value of house & lot - City	8,937	10,100	13,250	14,400	16,000
Ditto - Suburbs	6,462	8,900	12,000	12,300	13,500
Monthly rent - City	51	81	86	91	100
Ditto - Suburbs	48	66	76	77	85
Taxes, owner occupied - City	176	184	230	221	350
Ditto - Suburbs	150	121	140	121	325
Taxes, tenant occupied - City	176	184	230	221	350
Ditto - Suburbs	150	121	140	121	325
Value ? times monthly rent	138	125	154	156	160
Ditto - Suburbs	135	135	158	160	182
Annual rent as % of value	6.6%	9.6%	7.8%	7.6%	7.5%
Ditto - Suburbs	8.9%	8.9%	7.6%	7.5%	6.6%

WILMINGTON, DEL.

	1942	1946	1948	1950	1952
Value of lot - City	$	$ 2,542	$ 2,400	$ 2,438	$ 2,500
Ditto - Suburbs	862	1,529	1,683	1,783	1,500
Value of house & lot - City		14,700	15,125	17,750	21,000
Ditto - Suburbs	7,562	14,714	15,167	17,350	20,000
Monthly rent - City		96	116	138	150
Ditto - Suburbs	73	95	120	129	150
Taxes, owner occupied - City		173	233	272	275
Ditto - Suburbs	28	40	149	78	90
Taxes, tenant occupied - City		173	233	272	275
Ditto - Suburbs	28	40	149	78	90
Value ? times monthly rent		153	130	129	140
Ditto - Suburbs	104	155	126	134	133
Annual rent as % of value	11.6%	7.7%	9.2%	9.3%	8.6%
Ditto - Suburbs		7.7%	9.5%	8.9%	9.0%

WINSTON-SALEM, N.C.

	1942	1946	1948	1950	1952
Value of lot - City	$ 633	$ 1,150	$ 1,400	$ 1,517	$ 1,625
Ditto - Suburbs	450	780	850	967	1,000
Value of house & lot - City	6,166	11,167	12,500	15,833	16,500
Ditto - Suburbs	5,500	9,667	11,833	14,167	15,250
Monthly rent - City	48	61	96	80	100
Ditto - Suburbs	42	52	81	73	80
Taxes, owner occupied - City	81		162	212	184
Ditto - Suburbs	20		36	42	43
Taxes, tenant occupied - City	81		162	212	184
Ditto - Suburbs	20		36	42	43
Value ? times monthly rent	128	183	130	190	165
Ditto - Suburbs	126	186	148	194	191
Annual rent as % of value	9.3%	6.4%	9.2%	6.1%	7.3%
Ditto - Suburbs	9.5%	6.5%	8.2%	6.2%	8.3%

WORCESTER, MASS.

	1942	1946	1948	1950	1952
Value of lot - City	$ 800	$ 1,340	$ 1,267	$ 1,267	$ 1,500
Ditto - Suburbs	525	900	900	1,000	1,000
Value of house & lot - City	7,491	12,900	16,650	14,500	17,250
Ditto - Suburbs	6,966	11,800	16,400	14,300	16,750
Monthly rent - City	71	104	124	118	125
Ditto - Suburbs	59	93	118	110	125
Taxes, owner occupied - City	222	354	385	339	450
Ditto - Suburbs	183	234	268	204	300
Taxes, tenant occupied - City	222	354	385	339	450
Ditto - Suburbs	183	234	268	204	300
Value ? times monthly rent	108	124	134	123	138
Ditto - Suburbs	118	127	139	130	134
Annual rent as % of value	11.4%	9.7%	9.0%	9.8%	8.7%
Ditto - Suburbs	10.2%	9.5%	8.6%	9.2%	9.0%

YONKERS, N.Y.

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,833	$ 1,367	$ 1,700	$ 2,220	$ 2,500
Ditto - Suburbs	1,375		1,200	1,133	1,500
Value of house & lot - City	7,166	13,621	19,090	18,200	23,000
Ditto - Suburbs	6,750		18,500	16,000	22,000
Monthly rent - City	80	108	200	179	168
Ditto - Suburbs	58		167	143	150
Taxes, owner occupied - City	296	356	556	468	500
Ditto - Suburbs	213		300	330	440
Taxes, tenant occupied - City	296	356	556	468	500
Ditto - Suburbs	213		300	330	440
Value ? times monthly rent	120	126	95	102	137
Ditto - Suburbs	118		111	112	147
Annual rent as % of value	10.0%	9.3%	12.6%	11.0%	8.8%
Ditto - Suburbs	10.3%		10.8%	10.7%	8.2%

YORK, PA.

	1942	1946	1948	1950	1952
Value of lot - City	$ 800		$ 1,500	$ 1,500	$ 1,500
Ditto - Suburbs			750	1,075	1,000
Value of house & lot - City	5,250		15,000	14,300	16,500
Ditto - Suburbs			15,000	13,650	17,500
Monthly rent - City	50		125	85	125
Ditto - Suburbs			125	80	125
Taxes, owner occupied - City	60		140	148	200
Ditto - Suburbs			50	85	145
Taxes, tenant occupied - City	60		140	148	200
Ditto - Suburbs			50	85	145
Value ? times monthly rent	105		120	168	148
Ditto - Suburbs			120	171	140
Annual rent as % of value	11.4%		10.0%	7.1%	8.1%
Ditto - Suburbs			10.0%	7.0%	8.0%

YOUNGSTOWN, OHIO

	1942	1946	1948	1950	1952
Value of lot - City	$ 1,100	$ 1,066	$ 1,457	$ 1,200	$ 1,500
Ditto - Suburbs	850	988	1,371	1,350	1,375
Value of house & lot - City	9,833	12,625	16,357	15,783	19,500
Ditto - Suburbs	9,500	13,500	16,929	16,698	19,250
Monthly rent - City	75	88	125	102	130
Ditto - Suburbs	75	80	126	104	120
Taxes, owner occupied - City	133	137	207	152	195
Ditto - Suburbs	98	112	161	144	190
Taxes, tenant occupied - City	133	137	207	152	195
Ditto - Suburbs	98	112	161	144	190
Value ? times monthly rent	131	149	131	153	150
Ditto - Suburbs	127	150	134	161	148
Annual rent as % of value	9.2%	8.1%	9.2%	7.8%	8.0%
Ditto - Suburbs	9.5%	7.4%	8.9%	7.5%	8.1%

NATIONAL AVERAGE

	1942	1946	1948	1950	1952
Value of lot - City	**$ 1,071**	**$ 1,534**	**$ 1,617**	**$ 1,840**	**$ 2,196**
Ditto - Suburbs	751	1,040	1,156	1,300	1,533
Value of house & lot - City	**7,973**	**13,916**	**16,357**	**16,630**	**19,407**
Ditto - Suburbs	7,443	12,956	15,600	15,580	18,119
Monthly rent - City	**67**	**92**	**120**	**123**	**135**
Ditto - Suburbs	62	83	106	110	120
***Taxes, owner & tenant occupied - City**	**179**	**229**	**259**	**285**	**317**
*Ditto - Suburbs	114	141	170	190	224
****Taxes, owner occupied - City**	**132**	**182**	**216**	**225**	**230**
**Ditto - Suburbs	61	93	99	119	132
****Taxes, tenant occupied - City**	**188**	**231**	**229**	**294**	**299**
**Ditto - Suburbs	102	133	146	172	181
Value? times monthly rent	**119**	**151**	**136**	**135**	**145**
Ditto - Suburbs	120	156	147	142	154
Annual rent as % of value	**10.1%**	**7.9%**	**8.8%**	**8.9%**	**8.4%**
Ditto - Suburbs	10.0%	7.7%	8.2%	8.5%	8.0%

***Cities not having homestead tax exemption.**
****Cities having homestead tax exemption.**

(cont. from page 237)

In the past there has been considerable discussion on the part of real estate operators in regard to the relationship between monthly rent and the value of the property. A rule of thumb widely used and accepted during the real estate boom of the twenties was that a piece of residential property was worth 100 times its monthly rental. In 1942, our study shows that the sales value of this typical property (not more than 1 year old) averaged 119 times the monthly rent in the city, and 120 times the monthly rent beyond the city limits. In 1946, close to the peak of the housing shortage, these factors were 151 in the city and 156 in the suburbs. By 1948 the relationship had changed to 136 in the city and 147 in the suburbs. In 1950, it was 135 in the city and 142 in the suburbs, but by 1952 it had again advanced, until now it is 145 in the city and 154 in the suburbs.

ROY WENZLICK